

OA

55931

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That

G. FRANK KOHLER

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ROBERT SCHAAF, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, ~~as tenants by entirety~~ the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereinto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 49, Block 12, KLAMATH FOREST ESTATES, Klamath County, Oregon.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)  
To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.  
And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,750.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15th day of November, 1985; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

G. Frank Kohler

G. FRANK KOHLER

STATE OF ~~CALIFORNIA~~ CALIFORNIA  
County of L.A.  
November 15, 1985

STATE OF OREGON, County of \_\_\_\_\_  
19 \_\_\_\_

Personally appeared the above named  
G. FRANK KOHLER



OFFICIAL SEAL  
SANDRA K. KARAM  
NOTARY PUBLIC - CALIFORNIA  
LOS ANGELES COUNTY  
My comm. expires NOV 6, 1987

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for ~~Oregon~~ CALIF.  
My commission expires \_\_\_\_\_

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

G. Frank Kohler  
11945 Woodley Avenue  
Granada Hills, CA 91344  
GRANTOR'S NAME AND ADDRESS

Robert Schaaf  
P.O. Box 4003  
El Monte, CA 91734  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
SAME AS GRANTEE

Until a change is requested all tax statements shall be sent to the following address:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 2nd day of December, 1985, at 10:25 o'clock A.M., and recorded in book/reel/volume No. 1485 on page 19031 or as fee/file/instrument/microfilm/reception No. 55931, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Pam Smith Deputy

Fee: \$5.00