

1967 60663

STEVENS-NESS LAW PUB. CO. PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That Fred W. Koehler, Jr. and Alex D. Krentel 17321 Irvine Boulevard, Suite F Tustin, California 92680, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Donald A. and Barbara L. Ironside 2980 Epaulette St., San Diego, California, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The s 1/2 N 1/2 S 1/2 NW 1/4 SW 1/4 and the S 1/2 S 1/2 NW 1/4 SW 1/4 lying East of the Sprague River in Section 32, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

MOUNTAIN TITLE COMPANY, INC. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

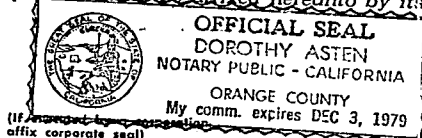
To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

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. This conveyance is subject to reservations, restrictions, easements, rights of way of record and those apparent upon the land, and that grantor will warrant and forever defend the above granted 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 \$14,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

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

IN WITNESS WHEREOF, the grantor has executed this instrument on the 19 day of May, 1976; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.



STATE OF OREGON, County of Klamath, ss.

Personally appeared Fred W. Koehler, Jr. and Alex D. Krentel, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

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.

Before me: Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Before me: Dorothy Asten, Notary Public for Oregon California My commission expires: 12-3-79

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

WM. DEAN & RONN WM. COLDIRON
1285 ST. MARK CT.
LOS ALTOS, CA 94022

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Fee: \$10.00

STATE OF OREGON

County of Klamath, ss.

I certify that the within instrument was received for record on the 24th day of April, 1986, at 11:47 o'clock A.M., and recorded in book M86 on page 7022 or as file number 60663, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, Klamath County Clerk Title By Deputy

No.