

61308

WARRANTY DEED

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This Indenture Witnesseth, THAT FRED B. EHLERS and ELEANOR C. EHLERS, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto CHARLES C. EHLERS and FREDERICK D. EHLERS, their heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

The South Half of Lot 6 in Section 12, Twp. 38 S., R. 8, E.W.M., Klamath County, Oregon.

SUBJECT TO: (1) Rights of the Federal Government, the State of Oregon, and the general public in and to that portion of the property described herein lying below the high water line of Klamath Lake. (2) Agreement, including the terms and provisions thereof, relative to raising and/or lowering the waters of Upper Klamath Lake, between Rex E. Bord and California-Oregon Power Co. and The California Oregon Power Company, dated July 31, 1934, recorded July 31, 1934, Deed Vol. 103, page 328, Records of Klamath County, Oregon. (3) Right of Way for Transmission Line, including the terms and provisions thereof, given by Wayne N. Carothers and Ludie Mae Carothers, husband and wife, to The California Oregon Power Company, a California corporation, dated April 17, 1961, recorded August 1, 1961, Deed Vol. 331, page 346, Records of Klamath County, Oregon.

The true and actual consideration for this transfer is \$ 12,499.40

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees, their heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantees, their heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 31st day of December, 1975

Fred B. Ehlers (SEAL)
Eleanor C. Ehlers (SEAL)

STATE OF OREGON, County of Klamath ss. December 31, 1975
Personally appeared the above named Fred B. Ehlers and Eleanor C. Ehlers, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

From Office of
GANONG, GORDON & SIREMORE
First Federal Building
Klamath Falls, Oregon

W. GANONG, JR.
Notary Public for Oregon
My commission expires December 30, 1976

Before me:

Notary Public for Oregon.
My commission expires

Until a change is requested, mail all tax statements to:

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 13th day of May, 1976, at 11:09 o'clock A.M., and recorded in book 186 on page 8167 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Tom Smith* County Clerk-Recorder

Fee: \$10.00

Deputy

5-2-87
MAY 13 AM 11 09

After Reading, Send to
Fred Ehlers
P O Box 428
Klamath Falls, OR
97601