

1967/50

MTC-116640 Vol. M86 Page 10602

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

62697

KNOW ALL MEN BY THESE PRESENTS, That G. Frank Kohler and Gertrud K. Kohler  
to grantor paid by Terry L. Janssen, hereinafter called the grantor, for the consideration hereinafter stated,

does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The SE 1/4 NE 1/4 SW 1/4 Section 4, Township 37 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon (10 acres)

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

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 \$  
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.

WITNESS grantor's hand this 23 day of MAY, 1986.

California

STATE OF OREGON, County of Los Angeles

Personally appeared the above named

G. Frank Kohler and Gertrud K. Kohler

May 23

1986

and acknowledged the foregoing instrument to be

a voluntary act and deed.

(OFFICIAL



OFFICIAL SEAL  
RICARDO MARQUEZ  
NOTARY PUBLIC - CALIFORNIA  
LOS ANGELES COUNTY  
My comm. expires OCT 16, 1987

Before me:

Notary Public for Oregon

My commission expires October 16, 1987

NOTE—The sentence between the symbols ( ), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

G. Frank & Gertrud K. Kohler  
11945 Woodley AVE  
Granada Hills CA 91344  
TO

Terry L. Janssen  
1127 6th Ave  
Arcadia CA 91006

AFTER RECORDING RETURN TO

Ma...te  
same as above

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 18th day of June, 1986, at 4:02 o'clock P.M., and recorded in book M86 on page 10602. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn,  
Klamath County Clerk

Title.

Fee: \$10.00 By Pam Smith Deputy