

67145

MTC-116873

WARRANTY DEED

Vol. 1884 Page 18852

KNOW ALL MEN BY THESE PRESENTS, That CAROLE JANE ING

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRED W. KOEHLER JR. & RUTH A. KOEHLER, husband and wife, hereinafter called the grantee, 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:

Lot 17 in Block 8, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 EXCEPT those of record and apparent upon the land, if any, as of the date of this deed,

and that 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 \$ 67,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentences between the symbols @, if not applicable, should be deleted. See ORS 93.039.)~~

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 _____ day of October, 19 86; 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.

Carole Jane Ing

Carole Jane Ing

her attorney in fact

FORM No. 159--ACKNOWLEDGMENT BY ATTORNEY-IN-FACT

STATE OF OREGON,

County of Klamath

ss.

On this the 9th

day of

October

, 19 86 personally appeared

Linda Soyland

who, being duly sworn (or affirmed), did say that she is the attorney in fact for

Carole Jane Ing

and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

My commission expires:

M: Before me:

Carole Jane Ing

GRANTOR'S NAME AND ADDRESS

Fred W. Koehler & Ruth A. Koehler

GRANTEE'S NAME AND ADDRESS

GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

GRANTEE

c/o

Klamath Falls, OR
540 Main St
K Falls

NAME, ADDRESS, ZIP

Darlene J. Tucker

(Signature)

Commission ends 6-16-88

(Title of Officer)

STATE OF OREGON,

County of Klamath

ss.

Filed for record at request of:

on this 16th day of Oct. A.D. 19 86
at 12:24 o'clock P. M. and duly recorded
in Vol. 1886 of Deeds Page 18852
Evelyn Biehn, County Clerk

By

Fee, \$10.00

Deputy.