

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

69788

MTC 1396-L-927

Vol. M86 Page 23971

KNOW ALL MEN BY THESE PRESENTS, That Frank W. Ohlund and Jane A. Ohlund, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Fred W. Koehler, Jr. and Charlotte M. Koehler, husband and wife, 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 23, Block 1, RAINBOW PARK ON THE WILLIAMSON; according to the official plat thereof.

SUBJECT TO: Public Rights in Williamson River; Easements and rights of way of record; Reservations, Restrictions and conditions shown on the plat and in the Dedication of RAINBOW PARK ON THE WILLIAMSON; and Declarations of Conditions and Restrictions dated September 9, 1964 and recorded September 11, 1964 in Vol. 356 at Page 116 of Klamath County, Oregon Deed Records, which said Conditions and Restrictions vendees take subject to and covenant and agree to fully observe, perform and comply with and which shall be appurtenant to and run with the premises herein sold;

(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 zoning ordinances, building restrictions, taxes due and payable for the current tax year, reservations in federal patents and state deeds, easements of record and those apparent on the land, 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 \$6,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole ~~part~~ consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 22nd day of July, 1976; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.

July 22, 1976

Personally appeared the above named Frank W. Ohlund and Jane A. Ohlund, husband and wife,

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

Before me:

Cathy Wally

Notary Public for Oregon

My commission expires: 6-9-80

STATE OF OREGON, County of _____) ss.

Personally appeared _____

_____ and _____, 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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return Fred W. Koehler, Jr.
1501 Eldorado Ave.
Klamath Falls, OR 97601
(503) 884-8263
NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 29th day of December, 1986, at 1:54 o'clock P.M., and recorded in book M86 on page 23971 or as file/reel number 69788, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Ann Smith Recording Officer
Deputy

Fee: \$10.00