

1-1-74

69905

WARRANTY DEED

Vol. M86 Page 24212

KNOW ALL MEN BY THESE PRESENTS, That Robert L. Pierce and Melaine E. Pierce, 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, 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:

The S1/2 SE 1/4 lying North of the Rimrock and the S 1/2 N1/2 SE 1/4 Section 2, Township 36 South, Range 10 East of the Willamette Meridian.

Subject to easements, rights of way and restrictions of record and those apparent on the land.

There is no warranty as to the exact location of rim of Knot Table Land, as the same is used for the southerly boundary of this property.

(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 as noted above

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 \$9,500.00. 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 sentence between the symbols ©, 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 1 day of Aug, 1975; 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)

Robert L. Pierce  
Melaine E. Pierce

STATE OF OREGON,

County of Lane } ss.  
Aug 9th, 1975

STATE OF OREGON, County of Lane } ss.  
Aug 9, 1975

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 \_\_\_\_\_

Personally appeared the above named persons \_\_\_\_\_ and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
James A. Phillips  
Notary Public for Oregon  
My commission expires 2/19/77

\_\_\_\_\_ a corporation, 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:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

Robert L. and Melaine E. Pierce  
Star Route  
Blue River, Oregon  
GRANTOR'S NAME AND ADDRESS

Fred W. and Charlotte M. Koehler  
1362 Lance Drive  
Tustin, California 92680  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Fred Koehler, Jr.  
1501 Eldorado  
K. Falls, OR 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Same as Grantees

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 31st day of December, 1986, at 11:23 o'clock A.M., and recorded in book M86 on page 24212 or as file/reel number 69905, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By \_\_\_\_\_ Deputy

Fee: \$10.00

By \_\_\_\_\_ Deputy