70441   WARRANTY DEED

Statutory Form Vol. _M87_ Page _746_

RITA F. ISBELL, Grantor, conveys and warrants to FRED W.
KOEHLER, JR., Grantee, the following described real property,
free of encumbrances, except as specifically set forth herein:

"The SE¼ of Section 24, Township 35 South, Range
10 East of the Willamette Meridian, Klamath County,
Oregon."

SUBJECT TO contracts and/or liens for irrigation
and/or drainage, the schedule of exclusions from
coverage, together with any schedules contained in
standard title policies, reservations, easements,
restrictions and rights of way of record and those
apparent on the land.

ALSO SUBJECT TO rights of the public in and to any
portion of the herein described premises lying
within the limits of streets, roads or highways.

ALSO SUBJECT TO reservations contained in Deed of
Tribal Property from the United States of America,
recorded July 29, 1959 in Book 314, page 415, Deed
records of Klamath County, Oregon, as follows:

"Title to the above described property is conveyed
subject to any existing easements for public roads
and highways, for public utilities, and for railroads
and pipe lines and for any other easements or rights
of way of record; and there is hereby reserved any
and all roads, trails, telephone lines, etc.,
actually constructed by the United States, with the
rights of the United States to maintain, operate or
improve the same, so long as needed or used for or
by the United States. (Dept. Instr., January 13, 1916,
44 L.D. 513.)"

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLI-
CABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING
AND ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING
FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES.

The true and actual consideration for this conveyance is
$12,000.00.

Dated this _14th_ day of August, 1986.

Rita F. Isbell
RITA F. ISBELL

CALIFORNIA
STATE OF ~~OREGON~~/County of ~~Klamath~~) ss.

Personally appeared the above-named RITA F. ISBELL and

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

Dated before me this 22ND day of August, 1986.

OFFICIAL SEAL
TONY C. KIMBALL
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Exp. Oct. 6, 1989

~~Tony C. Kimball~~
NOTARY PUBLIC FOR ~~OREGON~~ CALIFORNIA
My Commission Expires: 10-6-89

Grantor's Name and Address:
RITA F. ISBELL

Grantee's Name and Address:
FRED W. KOEHLER, JR.
1501 Eldorado Ave.
Klamath Falls, OR 97601

After Recording, Return To:
Fred W. Koehler, Jr.
1501 Eldorado Ave.
Klamath Falls, OR 97601

Until a Change is Requested
Tax Statements Should be
Sent To: Fred Koehler, Jr.

STATE OF OREGON/County of Klamath) ss.

I certify that the within instrument was received for record on the 15th day of January, 1987, at 8:42 o'clock A.M, and recorded in Book M87 on Page 746 or as File/Reel number 70444, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Evelyn Biehn   County Clerk
Recording Officer

BY: _Bernetha S. Litch_

Fee $14.00