

70415

WARRANTY DEED

Statutory Form

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FRED W. KOEHLER, JR., Grantor, conveys and warrants to PAUL W. LARSON and HELEN E. LARSON, husband and wife, Grantees, the following described real property, free of encumbrances, except as specifically set forth herein:

"The SE $\frac{1}{4}$ 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.

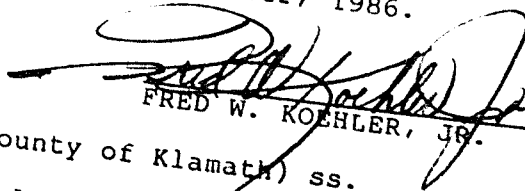
ALSO SUBJECT TO reservations contained in Deed of Tribal Property from the United States of America, recorded July 29, 1959 in Book 314, page 415, Deed records of Klamath County, Oregon, as follows:

"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 APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

The true and actual consideration for this conveyance is \$24,000.00.

Dated this 24 day of September, 1986.


FRED W. KOEHLER, JR.

STATE OF OREGON/County of Klamath) ss.

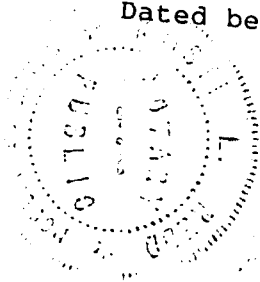
Personally appeared the above-named FRED W. KOEHLER, JR.

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and acknowledged the foregoing instrument to be his voluntary act and deed. 749

Dated before me this 24th day of September, 1986.



Kristi L. Redd
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11/16/87

Grantor's Name and Address:
FRED W. KOEHLER, JR.

Grantee's Name and Address:
PAUL W. LARSON and
HELEN E. LARSON
P.O. Box 57
Pioneer, CA 95666

After Recording, Return To:
Paul W. & Helen E. Larson
P.O. Box 57
Pioneer, CA 95666
Until a Change is Requested
Tax Statements Should be
Sent To: Larson

STATE OF OREGON/County of Klamath) ss.

I certify that the within instrument was received for record on the 16th day of January, 1987, at 8:42 o'clock A.M, and recorded in Book 137 on Page 748 or as File/Reel number 70445, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

Fee \$14.00

BY: Bernita H. Hetch