

73391

KNOW ALL MEN BY THESE PRESENTS, That Brian Koester and Barbara Koester

Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Leland F. Coonce and Olivine M. Coonce, 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 12 in Block 6 of TRACT 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or 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."

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

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 \$ 75,000.00

① ~~Part of the consideration consists of other property of the grantor, to-wit:~~ (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 13th day of April, 19 87; 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)

Brian Koester

*Brian Koester*  
*Barbara Koester*

Barbara Koester

STATE OF OREGON, County of Klamath ) ss.  
19 87

STATE OF OREGON,

County of Klamath ) ss.  
April 13, 19 87

Personally appeared the above named

Brian Koester and  
Barbara Koester,

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 10-13-90

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 13th day of April, 19 87, at 2:15 o'clock PM, and recorded in book 187 on page 6169 or as file/reel number 73391.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Ann Smith Deputy

Fee: \$10.00