

1-1-74

79582

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That KAREN ELAINE KOEHLER,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOUISE H. LARIMER, an unmarried woman, 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, Block 21, Tract 1113, Oregon Shores Unit II in the county of Klamath, State of Oregon,

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAW 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."

(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 the new first Deed of Trust for \$10,500.00

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 \$15,500.00.

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 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 17th day of August, 1987; 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.

Karen Elaine Koehler
Karen Elaine Koehler

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of JACKSON

AUGUST 27, 1987

Personally appeared the above named

KAREN ELAINE KOEHLER

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

Before me,

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2/24/91

KOEHLER

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

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: 2/24/91

NOTARY PUBLIC - OREGON

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 21st day of September, 1987, at 3:12 o'clock P.M., and recorded in book/reel/volume No. M87 on page 17171 or as document/fee/tile/instrument/microfilm No. 79582, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By [Signature] Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee: \$10.00

GRANTOR'S NAME AND ADDRESS

LARIMER

GRANTEE'S NAME AND ADDRESS

Louise H. Larimer

9307 Gerald Avenue
Sepulveda, Ca. 91343

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP