

88692

MOUNTAIN TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS, That

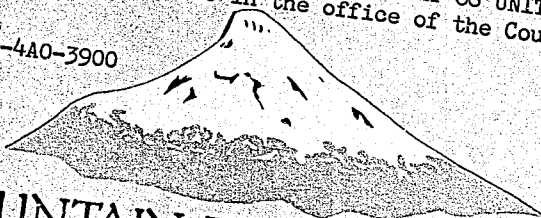
WARRANTY DEED

FRED W. KOEHLER, JR. Vol. 7788 Page 10117

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROGER A. CASE, 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 3, Block 34, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3811-4A0-3900



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 and 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 \$3,000.00

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 3rd day of June, 1988, at Klamath Falls, Oregon.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
6/23, 1988

Personally appeared the above named Fred W. Koehler, Jr.

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

Notary Public for Oregon
My commission expires: 8-16-88

Fred W. Koehler, Jr.

1501 Eldorado Ave
Klamath Falls OR 97601

Roger A. Case & LaJuanda J. Case

1769 Washburn Way
Klamath Falls OR 97603

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

each for himself and not one for the other, who, being duly sworn, did say that the former is the president and that the latter is the secretary of _____

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.

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 28 day of June, 1988, at 4:20 o'clock P.M., and recorded in book M88 on page 10117, or as file/reel number 88692, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer

By Pauline Mullendore Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY