

98739

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAMES N. KOEHLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT THOMAS, 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:

Lots 7 & 8, Block 5, Tract No. 1019, WINEMA PENINSULA, Unit #2, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(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 except easements and restrictions of record and those apparent on the face of the land

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 \$11,412.99. (The sentence between the symbols ©, 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 4 day of December, 1980; 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)



OFFICIAL SEAL • LAURIE F. TOTH
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires NOV 22, 1983

California
STATE OF OREGON, Orange }
County of Klamath } ss.
December 4, 1980.

STATE OF OREGON, County of _____, 19____ 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 _____

Personally appeared the above named JAMES N. KOEHLER and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Laurie F. Toth
(OFFICIAL SEAL) Notary Public for Oregon California
My commission expires: 11-22-83

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: _____
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

JAMES N. KOEHLER
1362 LANCE DRIVE
TUSTIN, CALIFORNIA 92608
GRANTOR'S NAME AND ADDRESS

ROBERT THOMAS
930 KLAMATH AVENUE
KLAMATH FALLS, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Joseph Paul & Mary Sabo
Rt. # 3 Box 394F
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Joseph Paul & Mary Sabo
Rt. 3 Box 394 F
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 5th day of April, 1989, at 11:40 o'clock AM, and recorded in book/reel/volume No. M89 on page 5742 or as document/fee/file/instrument/microfilm No. 98799, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

Fee \$8.00

By Pauline M. Miller, Deputy