

1-1-74

3692

WARRANTY DEED

Vol. m89 Page 14766KNOW ALL MEN BY THESE PRESENTS, That Fred W. Koehler Jr.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Henry S. Hernandez and Frances, Husband & Wife, 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:

The South East  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 21 Township 35 South, Range 10 East, of the Willamette Meridian, 40 acres M/L

Subject to: Reservations and restrictions of record, easements, and rights of way of record and those apparent on the land.

(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

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 \$ 12,500

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.

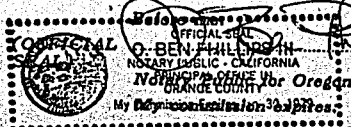
In Witness Whereof, the grantor has executed this instrument this 8th day of DEC, 1989; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON  
County of CLATSOP  
DEC 8TH, 1989

Personally appeared the above named  
FRED W. KOEHLER JR.

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



STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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:

Fred W. Koehler Jr.  
1362 Lance Dr.  
Tustin, Ca. 92680

GRANTOR'S NAME AND ADDRESS

Henry S. & Frances Hernandez  
20381 Guffy Lane  
Elsinore, Ca. 92530

GRANTEE'S NAME AND ADDRESS

After recording return to:

Henry & Frances Hernandez  
10745 Richards Rd.  
Escondido, Ca 92529

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ) ss.

County of Klamath

I certify that the within instrument was received for record on the 9th day of Aug., 1989, at 3:00 o'clock P.M., and recorded in book M89 on page 14766 or as file/reel number 3692, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline M. Nickerson Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$8.00  
cc 1.00

89 AUG 3 PM 3 00