

KNOW ALL MEN BY THESE PRESENTS, That HARIL W. NEWTON and FRED W. KOEHLER, JR., as tenants in common, each as to an undivided interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN A. R. KATER and CHER C. KATER, husband and wife

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 9 and 10, Block 2, TRACT NO. 1201, WILLIAMSON RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3407-034A0-01600 and #3407-034A0-01700.

SUBJECT TO: Real Estate Contract dated January 15, 1979, and recorded March 20, 1979, in Volume M79, page 6255, Microfilm Records of Klamath County, Oregon, between Winema Peninsula, Inc., an Oregon corporation, as Vendor and Haril W. Newton, as Vendee which the Grantees named above do not agree to assume nor pay and Grantors will hold the Grantee harmless therefor. 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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land 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 \$ 35,000.00

~~THE GRANTOR HEREBY COVENANTS TO DEFEND THE GRANTOR'S INTEREST IN THE PROPERTY OF WINEMA PENINSULA, INC. AGAINST THE CLAIMS OF ANY PERSON WHO MAY CLAIM AN INTEREST IN THE PROPERTY OF WINEMA PENINSULA, INC. BY REASON OF THE GRANTOR'S INTEREST IN THE PROPERTY OF WINEMA PENINSULA, INC. AND TO HOLD THE SAME UNTO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS FOREVER.~~

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 2nd day of October, 19 89; 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.

HARIL W. NEWTON

FRED W. KOEHLER, JR.
STATE OF OREGON, County of) ss.

STATE OF OREGON,

County of Klamath)

October 2, 19 89) ss.

Personally appeared the above named FRED W. KOEHLER, JR. for himself and as attorney-in-fact for HARIL W. NEWTON

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

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.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

HARIL W. NEWTON and FRED W. KOEHLER, JR.
437 Main St. Suite A
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

JOHN A. R. KATER and CHER C. KATER
3020 Enterprise
Costa Mesa, CA 92626

GRANTEE'S NAME AND ADDRESS

Attest recording returns to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 4th day of Oct., 19 89, at 3:37 o'clock P.M., and recorded in book M89 on page 18752 or as file/reel number 6029

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Christine Muller, Deputy

Fee \$8.00