

8243

SPECIAL WARRANTY DEED

Vol. m89 Page 22714KNOW ALL MEN BY THESE PRESENTS, That
Fred W. Koehler, Jr.

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
James M. Walthers and Dian Walthers, Husband and Wifehereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
terements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
of Klamath, State of Oregon, described as follows, to-wit:

Lot 27, Block 1, RAINBOW PARK ON THE WILLIAMSON, 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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns

that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will war-
rant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons
claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which) ② (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 10 day of March, 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.

Fred W. Koehler, Jr.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

Klamath

ss.

County of

March 10

, 19 80.

Personally appeared the above named

Fred W. Koehler, Jr.

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires

My Commission Expires July 13, 1981

Fred Koehler

GRANTOR'S NAME AND ADDRESS

James & Dian Walthers

GRANTEE'S NAME AND ADDRESS

After recording return to

James M. & Dian Walthers
10136 Hillview Ave.
Chastsworth, CA 91311

NAME, ADDRESS, ZIP

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

James M. & Dian E. Walthers
10136 Hillview Ave.
Chastsworth, CA 91311

NAME, ADDRESS, ZIP

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 be-
half 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:

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
24th day of Nov, 1989,
at 11:52 o'clock A.M., and recorded
in book M89 on page 22714 or as
file/reel number 8243,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mulendow Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$8.00

89 NOV 24 AM 11 52