

12267

WARRANTY DEED

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MTC #23064-K

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM DEAN COLDIRON, JR. and RONN
WILLIAM COLDIRON as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANCES L. KARLE
and MICKEY L. KARLE, wife and husband, hereinafter called
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 apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The S1/2 N1/2 S1/2 NW1/4 SW1/4 and the S1/2 S1/2 NW1/4 SW1/4 lying East of the
Sprague River in Section 32, Township 34 South, Range 9 East of the Willamette
Meridian, Klamath County, Oregon.

Tax Account No: 3409 03200 00900

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 and the above granted premises, free from all encumbrances except all those
of record and those apparent upon the land, if any, as of the date of this deed

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 \$ 32,000.00

~~However, the 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, if any, as of the date of this deed~~
~~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.~~

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 10th day of March, 19 90;
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.



STATE OF ~~OREGON~~ California)
County of SANTA CLARA) ss.
March 10, 19 90

Personally appeared the above named _____

William Dean Coldiron, Jr.
Ron William Coldiron

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

Before me: Diann L. McManus
(OFFICIAL SEAL) Notary Public for ~~Oregon~~ CALIFORNIA
My commission expires: 03.12.91

William Dean Coldiron, Jr.

Ronn William Coldiron
STATE OF OREGON, County of _____) ss.
March 10, 19 90

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: _____

Coldiron
1285 St. Mark Court
Los Altos, CA 94022
GRANTOR'S NAME AND ADDRESS

Frances & Mickey Karle
1928 Reynosa Drive
Torrance, CA 90501
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent in 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 12th
day of March, 19 90,
at 4:10 o'clock PM., and recorded
in book M90 on page 4594 or as
file/reel number 12267,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mueller Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY