

1967 15553

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KNOW ALL MEN BY THESE PRESENTS, That Fred W. and Charlotte M. Koehler, Jr.,
H & W., 1362 Lance Drive, Tustin, California 92680

, hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by Fred J. and Ann M. Maholland, H & W,
28298 Bond Way, Silverado, California 92676, husband and wife,

hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the en-
tirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and
appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of
Oregon, described as follows, to-wit:

The NW 1/4 NW 1/4 of Section 28, Township 36 South, Range 10 East of the Willamette
Meridian, excepting the Easterly 330 feet thereof, Klamath County Oregon.

Grantor reserves an easement for joint user roadway and all other roadway purposes
over and across a 30 ft. wide strip of land laying south of, adjoining and parallel to the
northerly boundary.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the en-
tirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that gran-
tor is lawfully seized in fee simple of the above granted premises, free from all encumbrances subject to ease-
ments, rights of way of record, those apparent on the land.

and that grantor will warrant and forever defend the above granted 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 \$10,000.00
~~However, the actual consideration consists of and includes other property or value given or promised which is
part of the consideration (indicate which)~~
the whole

In construing this deed and where the context so requires, the singular includes the plural, the masculine in-
cludes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to
make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 2 day of
APRIL, 1975; if the grantor is a corporation, it has caused its corporate name to be signed and its cor-
porate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.



OFFICIAL SEAL
ELOISE M. WARE
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Commission Expires Mar. 27, 1978

(If executed by a corporation
affix corporate seal)

STATE OF OREGON,
County of Orange

Personally appeared the above named
Fred W. & Charlotte M.
Koehler and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) Eloise M. Ware
Notary Public for Oregon
My commission expires: 3/27/78

STATE OF OREGON, County of Klamath) ss.
Personally appeared _____, 19____, 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:
Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Fred W. & Charlotte M.
Koehler, Jr.

TO

Fred J. and Ann M.
Maholland

AFTER RECORDING RETURN TO

Fred W. Koehler, Jr.
527 Main St. Suite A
Klamath Falls, OR 97601

No Changes in tax records

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

Fee \$28.00

STATE OF OREGON

County of Klamath) ss.
I certify that the within instru-
ment was received for record on the
31st day of May, 1990,
at 2:49 o'clock P.M., and recorded
in book M90 on page 10497 or as
filing fee number 15553, Rec-
ord of Deeds of said County.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

County Clerk Title

By Pauline Mullins Deputy