

15554

Vol. m90 Page 10498

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

for the consideration hereinafter stated to the grantor paid by James Leon Winn, Single, 145 El Paseo,  
Tustin, Calif. 92680, hereinafter called the grantor,  
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:

Section 28: East  $\frac{1}{2}$  of East  $\frac{1}{2}$  of Northwest  $\frac{1}{4}$  of Northwest  $\frac{1}{4}$   
TOWNSHIP 36 South, Range 10 East, W.M. (10 Acres)

This conveyance is made subject to easements, rights of way of record, those  
apparent on the land and 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, and over  
and across a 30 ft. wide strip of land laying west of, adjoining and parallel  
to the easterly 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 except as  
hereinafter set forth.

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 \$3,500.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
part of the consideration (indicate which).

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 21st day of  
June, 1972; 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.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, CALIF

County of Oreg

June 21, 1972

Personally appeared the above named  
Fred W. Koehler, Jr.  
and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

Before me:

Gladys L. Young  
Notary Public for Oregon CALIF

My commission expires: March 25, 1978

STATE OF OREGON, County of ) 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

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)

WARRANTY DEED

Fred W. & Charlotte M. Koehler, Jr.

TO  
James Leon Winn

AFTER RECORDING RETURN TO

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

No Changes in tax records.

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, 19 90,  
at 2:49 o'clock P.M., and recorded  
in book M90 on page 10498 or as  
filing fee number 15554, Rec-  
ord of Deeds of said County.

Witness my hand and seal of  
County affixed.

Evelyn Biehn

County Clerk Title

By Paulina M. Mueller Deputy

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

790 MAY 31 PM 2 49

GLADYS L. YOUNG

NOTARY PUBLIC

Principal Office, Oregon City, Oregon  
My Commission Expires March 25, 1978



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.