

**KNOW ALL MEN BY THESE PRESENTS, That**  
**husband and wife**

Fred J. Maholland and Ann N. Maholland.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Fred W. Koehler Jr.

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:

W1/2 and the W1/2 of the E1/2 of the NW1/4 NW1/4 of Section 28, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3610 00000 03200

*"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  
 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

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 \$ 9,000.00

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 26<sup>th</sup> day of May, 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.

Fred J. Maholland

Ann M. Maholland

STATE OF CALIFORNIA

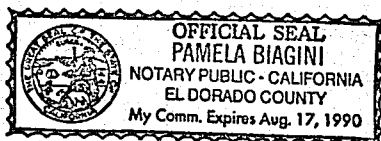
COUNTY OF EL DORADO

On this 26TH day of MAY, in the year 1990  
before me, the undersigned, a Notary Public in and for said State, personally appeared  
FRED T. MAHOLLAND, ANN M. MAHOLLAND

\_\_\_\_\_, personally known to me  
(or proved to me on the basis of satisfactory evidence) to be the person~~s~~ whose name~~s~~  
ARE subscribed to the within instrument, and acknowledged to me that they  
executed it.

WITNESS my hand and official seal,

Notary Public in and for said State.



ACKNOWLEDGMENT—General—Wolcotts Form 233CA—Rev. 5-82  
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Fred & Ann Mapotland

GRANTOR'S NAME AND ADDRESS

Fred Koehler

1501 Eldorado Avenue

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return has

Recording return to:  
**SAME AS GRANTEE**

NAME, ADDRESS, ZIP

~~SAME AS GRANTEE~~

NAME, ADDRESS, ZIP

STATE OF OREGON.

55

County of Klamath ss.  
I certify that the within instrument was  
received for record on the 31st  
day of May, 19 90,  
at 2:49 o'clock PM., and recorded  
in book M90 on page 10499 or as  
file/reel number 15555

Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mullendore Recording Officer  
Deputy

**Fee \$28.00**