

15556

MTC #23528-K

WARRANTY DEED

Vol. m90 Page 10500KNOW ALL MEN BY THESE PRESENTS, That James L. Winn

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Fred W. Koehler, Jr., 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

East 1/2 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 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 \$ 4,500.00

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 15th day of May, 19 90; and 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.

James L. Winn
James L. Winn

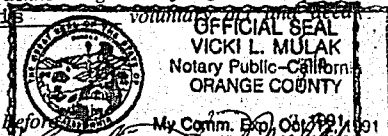
STATE OF Oregon,
County of Orange, ss.
May 15, 19 90.

Personally appeared the above named
James L. Winn

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 _____

and acknowledged the foregoing instrument
to be his



(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires: 06/19/91

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

James L. Winn

GRANTOR'S NAME AND ADDRESS

Fred W. Koehler, Jr.
1501 Eldorado Avenue
Klamath Falls, OR 97601

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 to the following address.

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument 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 10500 or as
file/reel number 15556.

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Deanne Muller Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY

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