

1-1-74

17250

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Fred W. Koehler, Jr.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Darrel D. Blackmun and Maureen T. Blackmun, H. & W. hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

An undivided one-half interest in the Southwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 21, Township 35 South, Range 10 East of the Willamette Meridian.

(If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

Subject to easements and rights of way of record, and those apparent on the land.

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 \$8,750.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 16 day of November, 1977, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers duly authorized in the order of its board of directors.

(If executed by a corporation, affix corporate seal)

My Commission Expires March 29, 1981
ORANGE COUNTY
PRINCIPAL OFFICE IN
NOTARY PUBLIC CALIFORNIA
ROXANNE DURAN
OFFICIAL SEAL



STATE OF OREGON, County of

ss.

County of Orange
November 16, 1977

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 _____

Personally appeared the above named
Fred W. Koehler, Jr.
and acknowledged the foregoing instrument to be _____ the _____ voluntary act and deed.

_____, 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.

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon
My commission expires:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

Fred W. Koehler, Jr.
1362 Lance Drive
Tustin, CA 92680

GRANTOR'S NAME AND ADDRESS

Darrel & Maureen Blackmun
3077 Taylor Way
Costa Mesa, CA 92626

GRANTEE'S NAME AND ADDRESS

After recording return to:

Darrel & Maureen Blackmun
12381 Meade St.
Shirley Grove, CA 92641
NAME, ADDRESS, ZIP

Until a change is requested all fax statements shall be sent to the following address.

As Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
9 day of July, 1990,
at 11:59 o'clock A.M., and recorded
in book M90 on page 13473 or as
file/reel number 17250,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

EVELYN BIEHN

@8.00

Recording Officer
By Bernetha S. [Signature] Deputy

ck
2009