

OR

17251

WARRANTY DEED

REPLACEMENT DEED

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Patrick K. and Judith A. Harrell, 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 Williamette 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 \$8,750.00. 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 ©, 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 16th day of November, 1977; 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.

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.

STATE OF Oregon, California } ss.
County of Orange
November 16 19 77

Personally appeared the above named
Fred W. Koehler, Jr.

and acknowledged the foregoing instrument to be his voluntary act and deed.

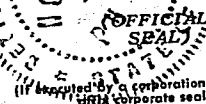
Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.
March 7th 1990

Personally appeared Fred W. Koehler, Jr. 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 behalf 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:
Burt R. Radtke
Notary Public for Oregon
My commission expires: 6-24-1992



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

GRANTOR'S NAME AND ADDRESS

Patrick & Judith Harrell
408 W. 15th Street
Chicago Heights, Illinois 60411

GRANTEE'S NAME AND ADDRESS

After recording return to:

Daniel & Margen Blackmun
12381 Meade St.
Garden Grove, Ca 92641

NAME, ADDRESS, ZIP

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

As Above

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 19 day of July, 1990, at 11:59 o'clock A.M., and recorded in book 13474/volume No. M90 on page 13474 or as fee/instrument/microfilm/reception No. 17251, Record of Deeds of said county.

Witness my hand and seal of County affixed.

EVELYN BIEHN

fee 28.00

NAME TITLE
By Bernetha Schetsch Deputy

ck 28.00