

KNOW ALL MEN BY THESE PRESENTS, That Fred W. Koehler, Jr. and Ruth A. Koehler, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William L. Miller and Phyllis Miller, husband and wife hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

Lots 8 and 9, Block 1, IDLEREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Lots 7 and 8, Block 5, IDLEREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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 to the land 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 \$71,900.00. ~~Whereof the sum of \$10,000.00 was paid in cash and the balance of \$61,900.00 was paid by promissory note to the grantor, the terms of which are set forth in the separate instrument recorded on the same day as this instrument, to-wit: the 1st day of April, 1991, in Book M91, on page 5779, of the records of the County of Klamath, State of Oregon.~~

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 1st day of April, 1991; 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 W. Koehler, Jr.
Fred W. Koehler, Jr.
Ruth A. Koehler
Ruth A. Koehler

STATE OF OREGON,)
County of Klamath) ss.
WITNESSES: April 1, 1991

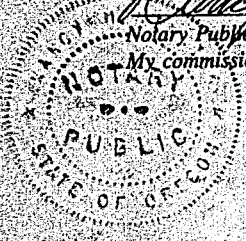
Personally appeared the above named
Fred W. Koehler, Jr. and
Ruth A. Koehler

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

Before me, *Evelyn Biehn*
Notary Public for Oregon
My commission expires: 6/8/92

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: _____ (SEAL)



Fred W. Koehler, Jr. and Ruth A. Koehler	
GRANTOR'S NAME AND ADDRESS	
William L. Miller and Phyllis Miller P.O. Box 1186 HC 63 Box 452 A Woodridge, CA 95258 Chiloquin, OR 97624	
GRANTEE'S NAME AND ADDRESS	
William L. Miller and Phyllis Miller P.O. Box 1186 HC 63 Box 452 A Woodridge, CA 95258 Chiloquin, OR 97624	
NAME, ADDRESS, ZIP	
William L. Miller and Phyllis Miller P.O. Box 1186 HC 63 Box 452 A Woodridge, CA 95258 Chiloquin, OR 97624	
NAME, ADDRESS, ZIP	

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 1st day of April, 1991, at 2:33 o'clock p.m., and recorded in book M91 on page 5779, or as file/reel number 27621.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *Caroline Mueller* Deputy