SPECIAL WARRANTY DEED

Vol.ma

KNOW ALL	MEN BY THES	E PRESENTS.	That WINEMA	PENINSULA	. INC.
an Oregon	Corporation	$\mathbf{n} \in \mathbb{R}^{n}$			horoinaft

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto... FRED W. KOEHLER, Jr.

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath , State of Oregon, described as follows, to-wit:

SanE of Section 21, Township 35 South, Range 10, E.W.M.

SUBJECT to easements of record and those apparent upon the land.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof agains the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 16,000.00 tual consideration consists of or includes other preperty or value-gives or promised which is ±¥awaan = =the = the whole— But of the consideration (indicate which) African manual between the special state applicable should be deleted. See OPS 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 1st day of Decamber 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.

(IP executed by a affic corporate se				
STATE OF	OREGON,) ss.	
County of		, 19		
Personall	y appeared the ab	ove named		
	and acknowled	ged the for	egoing i	nstru-
ment to be,		voluntary	act and	deed.
	Before me:			
(OFFICIAL SEAL)	Notary Public fo	r Oregon		

WINEMA PENINSULA . INC. Leroy Gienger Elvine P. Gienger

each for himself and not one for the other, did say that the former is thepresident and that the latter is the WINEMA PENINSULA, INC.

and that the seal affixed to the foregoing instrument is the corporation, 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: (OFFICIAL

Romiey Kucher Notary Public for Oregon My commission expires: 11-20-78 **33.0**

who, being duly sworn,

WINEMA PENINSULA, INC. P.O.Box 384 Chiloquin, Oregon 97624

My commision expires ..

GRANTOR'S NAME AND ADDR

FRED W. KOEHLER, P.O.Box 1376 92680 Tustin, Ca.

GRANTEE'S NAME AND ADDRESS

FRED W. KOEHLER, JR.

527 Main Street, Suite A Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME ADDRESS ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 18th day of April ,19 91 , at 4:35 o'clock PM., and recorded in book M91 on page 7153 or as file/reel number 28368

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk Recording Officer By Pauline Mulendera Deputy

Fee \$28.00

SPACE RESERVED

FOR

RECORDER'S USE