

KNOW ALL MEN BY THESE PRESENTS, That
Said GRANTORS, RICHARD R. O'REILLY and CAROL ANN O'REILLY, 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 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:
SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY
THIS REFERENCE.

GRANTORS: RICHARD R. O'REILLY and CAROL ANN O'REILLY, as tenants by the entirety,
an undivided 3/10th interest; WILLIAM L. LAMB and BERTHA B. LAMB, as tenants by the
entirety, an undivided 1/5th interest; RAYMOND L. SMITH and MARY LOU SMITH, an
undivided 1/5th interest; FRED W. KOEHLER, JR. and RUTH A. KOEHLER, as tenants by
the entirety, an undivided 1/5th interest; and FRED W. KOEHLER, JR., an undivided
1/10th interest in said premises, to be held by them and their heirs, successors and assigns,
in fee simple, subject to the provisions hereinafter stated.
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 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 \$ 71,000.00
~~UNLAWFUL TO RECORD IN THIS STATE FOR VIOLATION OF LAND USE LAWS AND REGULATIONS~~
~~AND FOR VIOLATION OF THE Klamath County Land Use Ordinance~~

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 7th day of May, 19 91
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.

STATE OF OREGON,
County of Klamath
Day 7, 19 91

Fred W. Koehler, Jr. Ruth Koehler
FRED W. KOEHLER, JR. RUTH KOEHLER
See Additional Signatures on reverse

Personally appeared the above named
WILLIAM L. KOEHLER, FRED W. KOEHLER, JR. for
himself and as attorney-in-fact for
RICHARD R. O'REILLY, CAROL ANN O'REILLY,
WILLIAM L. LAMB, BERTHA B. LAMB, RAYMOND L. SMITH & MARY LOU SMITH
and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me:
Christine S. Redd
Notary Public for Oregon
My commission expires: 11/16/91

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. et al
1501 N. ALORADO
KLAMATH FALLS OR 97601
GRANTOR'S NAME AND ADDRESS
WILLIAM L. MILLER & PHYLLIS MILLER
HC 53 Box 4521
JOHN COHEN, OR 97624
GRANTOR'S NAME AND ADDRESS
SALE TO GRANTEE
NAME, ADDRESS, ZIP
Find a change of interest in all or some same land to use in the following address
SALE TO GRANTEE
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,
County of _____ ss.
I certify that the within instrument was
received for record on the _____
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

By _____
Recording Officer
Deputy

HTC NO: 25381-XR

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of the NE1/4 of the SE1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the centerthread of Spring Creek and Westerly of Highway No. 97.

EXCEPTING THEREFROM the North 900 feet measured perpendicular to the North line of the NE1/4 of the SE1/4 of said Section 4.

ALSO EXCEPTING THEREFROM that portion deeded to the State of Oregon, by deed recorded May 29, 1946 in Book 190, page 21, Deed Records of Klamath County, Oregon.

Richard R O'Reilly by Fred W Joell Jr. his
attorney in fact
Carol Ann O'Reilly by Fred W Joell Jr. her
attorney in fact
William L Lomb by Fred W Joell Jr. his
attorney in fact
Bertha B Lomb by Fred W Joell Jr. her
attorney in fact
Raymond L Smith by Fred W Joell Jr. his
attorney in fact
Mary Lou Smith by Fred W Joell Jr. her
attorney in fact

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain title Co. the 8th day
of May A.D., 19 91 at 11:15 o'clock A.M., and duly recorded in Vol. M91
of Deeds on Page 8634

FEE \$33.00

Evelyn Biehn - County Clerk

By Paula Mulhender