

36194

KNOW ALL MEN BY THESE PRESENTS, That

JUANITA O. KOEHLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called THOMAS POWERS and CAROL POWERS, husband and wife, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 those of record and those apparent upon the land, if any, as 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 \$ 45,000.00

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 9 day of October, 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 _____ ss.
October 8, 19 91

Personally appeared the above named
JUANITA O. KOEHLER

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

Before me:

Notary Public for Oregon

My commission expires:

4-16-94

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)

JUANITA O. KOEHLER

1830 SE THURSTON #15

ALBANY, OR 97321

GRANTOR'S NAME AND ADDRESS

THOMAS POWERS and CAROL POWERS

8615 TUNNEY AVE.

NORTHBRIDGE, CA 91324

GRANTEE'S NAME AND ADDRESS

THOMAS POWERS and CAROL POWERS

8615 TUNNEY AVE.

NORTHBRIDGE, CA 91324

NAME, ADDRESS, ZIP

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

THOMAS POWERS and CAROL POWERS

8615 TUNNEY AVE.

NORTHBRIDGE, CA 91324

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDERS USE

STATE OF OREGON,

ss.

County of _____

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

21708

MTC NO: 26232-KR

EXHIBIT A
LEGAL DESCRIPTION

A part of Government Lot 8 in Section 27, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the South line of Section 27 with the Westerly right of way line of the Southern Pacific Railroad, thence North along the right of way, 961.50 feet to the true point of beginning; thence North along said right of way to the North line of Government Lot 8; thence West along the North line of Lot 8 to the mean high water line of the Williamson River; thence South along said water line to a point bearing due West of the true point of beginning; thence East to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 17th day
of Oct. A.D., 19 91 at 9:46 o'clock A. M., and duly recorded in Vol. M91,
of Deeds on Page 21707.

Evelyn Biehn . County Clerk
By Pauline M. Muelender

FEE \$33.00