

OK 39603

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That FRED W. KOEHLER, JR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
MICHAEL C. CARR

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:

Lot 28, Block 1, RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with an undivided 1/168th interest in Lots 4 and 5 in Block 1 of said addition.

(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 except all those of record and those apparent upon the land, if any, 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 \$29,000.00

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$29,000.00~~  
 (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 25th day of November, 1986; 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.

FRED W. KOEHLER, JR.

STATE OF OREGON

County of Klamath

November 25

19 86

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: 11/16/87

STATE OF OREGON, County of \_\_\_\_\_) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_.

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 \_\_\_\_\_

\_\_\_\_\_, a corporation,  
 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Fred W. Koehler, Jr.

GRANTOR'S NAME AND ADDRESS

Michael C. Carr

GRANTEE'S NAME AND ADDRESS

After recording return to:

James M. & Diane Walthers  
 10136 Hillview  
 Chatsworth CA 91311

NAME, ADDRESS, ZIP

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

James M. & Diane Walthers  
 10136 Hillview  
 Chatsworth CA 91311

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 8th day of Jan., 19 92 at 3:56 o'clock P.M., and recorded in book/reel/volume No. M92 on page 496 or as fee/file/instrument/microfilm/reception No. 39603, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline M. Nulander Deputy

Fee \$28.00

SPACE RESERVED  
 FOR  
 RECORDER'S USE

JAN 9 PM 3 56