

45035  
WARRANTY DEED Vol 1992 Page 10795  
FRED W. KOEHLER, JR., a General Partner, dba Klamath Country Corners \*\*\*  
KNOW ALL MEN BY THESE PRESENTS, That hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD L. COMBS and CINDY S. COMBS, tenants by the entirety, 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:

That portion of Government Lot 34 and the E 1/2 of Government Lot 37 lying Southwesterly of Highway 62 in Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

\*\*\* AND Klamath Country Corners, a California Limited Partnership

(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 those of record

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

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (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 18th day of May, 1992; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so 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., a General Partner dba Klamath Country Corners and Klamath Country Corners, a California Limited Partnership

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on May 15th, 1992

by Fred W. Koehler, Jr.

as a general partner, dba Klamath Country Corners AND a general partner, Klamath Country Corners, a California Limited Partnership



Notary Public for Oregon  
My commission expires 4/26/96

Klamath Country Corners  
527 Main Street  
Klamath Falls OR 97601  
GRANTOR'S NAME AND ADDRESS  
Edward L. & Cindy S. Combs  
Post Office Box 792  
Chiloquin OR 97624  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Michael L. Brant  
325 Main Street  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Mr. and Mrs. Edward L. Combs  
Post Office Box 792  
Chiloquin OR 97624  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 18th day of May, 1992, at 3:19 o'clock P.M. and recorded in book/reel/volume No. M92 on page 10795 or as fee/title/instrument/microfilm/reception No. 45035 Record of Deeds of said county.

Witness my hand and seal of County affixed.

EVELYN BIEHN, County Clerk  
NAME TITLE

By [Signature] Deputy

Fee \$30.00