

47469

BARGAIN AND SALE DEED

JAMES N. KOEHLER

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto FRED W. KOEHLER JR. & HARIL W. NEWTON AS TENANCY IN COMMON 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:

The Westerly 660' of Lot 2, Section 34, Township 34 South, Range 7 East of the Willamette Meridian.

Subject to: Easements and rights of way of record and those apparant on the land, if any; Reservation of all subsurface rights, except water, to heirs of Elizabeth Hill as made in Patent No. 1162285, Recorded in Volume 288 of Deeds, page 1, Deed Records of Klamath County.

(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. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ NONE

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 6 day of July, 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.

James N. Koehler
JAMES N. KOEHLER

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.

Washington King ss. This instrument was acknowledged before me on July 6th, 1992,

by James N. Koehler. This instrument was acknowledged before me on _____, 19____,

by _____ as _____ of _____

Nick Sumpter Notary Public for Oregon Washington My commission expires 5-6-95

James N. Koehler
3326 134th Pl. SW /B
Lynnwood WA 98037
Grantor's Name and Address
Fred W. Koehler Jr.
527 Main St. Suite A
Klamath Falls OR 97601
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Fred W. Koehler Jr.
527 Main St. Suite A
Klamath Falls OR 97601
Until requested otherwise send all tax statements to (Name, Address, Zip):
FRED W KOEHLER JR
527 MAIN ST SUITE A
KLAMATH FALLS OR 97601

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 14th day of July, 1992, at 2:07 o'clock P.M., and recorded in book/reel/volume No. M92 on page 15447 or as fee/file/instrument/microfilm/reception No. 47469, 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

ck 30.00