

WARRANTY DEED

MTC 30695-HF

KNOW ALL MEN BY THESE PRESENTS, That

FRED W. KOEHLER, JR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

ROGER W. KLAHN and KAREN E. KLAHN, husband and wife, hereinafter called 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:

PARCEL 1: Lots 10 and 11 in Block 1 of IDLEREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. PARCEL 2: Lots 10, 11 and 12 in Block 5 of IDLEREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$ 35,000.00

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 31st day of August, 19 93; 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

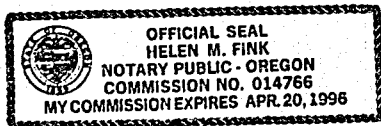
County of Klamath31, 19 93

Personally appeared the above named
FRED W. KOEHLER, JR.

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

Before me:

Helen M. Fink
Notary Public for Oregon
My commission expires:



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.527 MAIN ST.KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

ROGER W. KLAHN and KAREN E. KLAHN2412 NE BURNSIDE RD.GRESHAM, OR 97080

GRANTEE'S NAME AND ADDRESS

After recording return to:

ROGER W. KLAHN and KAREN E. KLAHN2412 NE BURNSIDE RD.GRESHAM, OR 97080

NAME, ADDRESS, ZIP

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

ROGER W. KLAHN and KAREN E. KLAHN2412 NE BURNSIDE RD.GRESHAM, OR 97080

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 1st day of Sept., 19 93, at 9:03 o'clock A M., and recorded in book M93 on page 22185 or as file/reel number 67286.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mulenbark Deputy

Fee \$30.00