

## WARRANTY DEED

MTC 30565-MK

KNOW ALL MEN BY THESE PRESENTS, That

FRED W. KOEHLER, JR.

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

LARRY A. STOKE and MARJORIE L. STOKE, as 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, 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:

Lots 16 and 17 in Block 7 of WINEMA PENINSULA NO. 2, 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 \$ 15,000.00

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 8th day of September, 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 Klamath ss.September 8, 19 93.

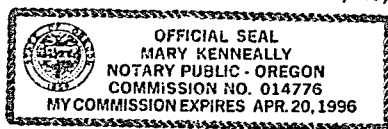
Personally appeared the above named

FRED W. KOEHLER, JR.

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

Before me:

Notary Public for Oregon

My commission expires: 4/20/96

STATE OF OREGON, County of

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.

327 MAIN ST.

KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

LARRY A. STOKE and MARJORIE L. STOKE

221 W. Meadow Place

Lemoore, CA 93245

GRANTEE'S NAME AND ADDRESS

LARRY A. STOKE and MARJORIE L. STOKE

221 W. Meadow Place

Lemoore, CA 93245

NAME ADDRESS ZIP

LARRY A. STOKE and MARJORIE L. STOKE

221 W. Meadow Place

Lemoore, CA 93245

NAME ADDRESS ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 16th day of Sept., 19 93

at 3:40 o'clock P.M. and recorded in book M93 on page 23964 or as

file/rec'd number 68254

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Deborah M. Mendenhall Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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09-16-93 P03:40 RCVD