

83878

07-06-94P03:15 RCVD WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CHARLOTTE M. KOEHLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LYLE D. JONES and SYLVIA E. JONES, 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, 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:

The ~~same~~ Section 33, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying West of the Old Fort Road.

Seller reserves a 30 foot road easement lying north, adjoining, and parallel to the Southern boundary.

(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 easements and restrictions of record and those apparent on the face of the land and common to the area

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 brackets, if not applicable, should be deleted. See ORS 95.030.)~~

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 8th day of November, 1979; 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.

*Charlotte M. Koehler*  
Charlotte M. Koehler

(If executed by a corporation affix corporate seal)

CALIFORNIA  
STATE OF ~~ORANGE~~

County of ORANGE  
NOVEMBER 8, 1979

Personally appeared the above named  
CHARLOTTE M. KOEHLER

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

Before me:  
*Judith E. Biggs*  
(OFFICIAL SEAL) CALIF.  
Notary Public for Oregon  
My commission expires: 3-7-81

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

Personally appeared \_\_\_\_\_ 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:

Charlotte M. Koehler

Tustin, CA

GRANTOR'S NAME AND ADDRESS

Lyle D. & Sylvia E. Jones  
1025 Kelly Blvd.  
Springfield, OR 97477

GRANTEE'S NAME AND ADDRESS

After recording returns to:

SYLVIA E. JONES  
5421 Mason Lane  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

SAME - NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 6th day of July, 1979, at 3:15 o'clock P.M., and recorded in book/reel/volume No. M94 on page 20974 or as document/fee/file/instrument/microfilm No. 83878, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By *Caroline Muller* Deputy

Fee \$30.00