

WARRANTY DEED

FRED W. KOEHLER, JR. AND CHARLOTTE

KNOW ALL MEN BY THESE PRESENTS, That

M. KOEHLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALGER C. WAKEFIELD AND MARY M. WAKEFIELD, 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:

Lot 23 in Block 1 of RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

~~\*\*THIS DEED IS A REPLACEMENT DEED OF THAT CERTAIN DEED PLACED IN COLLECTION ESCROW TO FULFILL REAL ESTATE CONTRACT RECORDED IN VOLUME M77 AT PAGE 20665 MICROFILM RECORDS 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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 apparent to the land 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 \$10,500.00 \*\*  
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 23rd day of January, 19 95; 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.

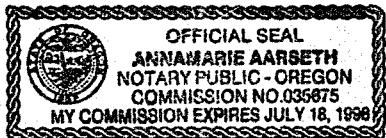
STATE OF OREGON,  
County of TJACKSON ss.  
January 23, 19 95.

Personally appeared the above named  
Charlotte M. Koehler

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

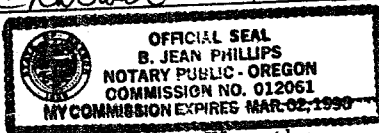
Before me:

Annamarie Aarseth  
Notary Public for Oregon  
My commission expires: 07-18-98



Fred W. Koehler Jr.  
Fred W. Koehler Jr.

Charlotte M. Koehler  
Charlotte M. Koehler



STATE OF OREGON, County of Klamath ss.

The foregoing instrument was acknowledged before me this  
January 30, 1995, by Fred W. Koehler Jr.,  
XXXXXXXXXXXXXXXXXXXX to be his voluntary act,  
act and deed ~~secretary of~~

Notary Public for Oregon  
My commission expires:

B. Jean Phillips  
(SEAL)

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was  
received for record on the 23rd  
day of February, 19 96,  
at 3:33 o'clock P. M., and recorded  
in book M96 on page 5072 or as  
file/reel number 13833.  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Bernetha G Letsch County Clerk

By Cheryl Russell Recording Officer  
Deputy

\$30.00