

1-1-74

43539

WARRANTY DEED

Vol. M97 Page 26624

KNOW ALL MEN BY THESE PRESENTS, That Fred W. Koehler, Jr., and Charlotte M. Koehler, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Cornell (NMI)

Lupei and Audrey A. Lupei, husband and wife

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:

Southwest 1/4 Northwest 1/4 Southeast 1/4 and the West 1/2 Southwest 1/4 Southeast 1/4 lying north of the Rimrock all in Section 2, Township 36 South Range 10 east of the Willamette Meridian, 28 acres M/L.

Subject to easements, rights of way and restrictions of record, and those apparent on the land.

There is no warranty as to the exact location of rim of Knot Table Land, as the same is used for the southerly boundary of this property.

(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

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 \$9,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 4 day of August, 1997; 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

(If executed by a corporation, affix corporate seal)



OFFICIAL SEAL  
JANETTE VINCENT  
NOTARY PUBLIC-CALIFORNIA  
PRINCIPAL OFFICE IN  
ORANGE COUNTY

My Commission Expires Nov. 27, 1976

*[Signature of Fred W. Koehler, Jr.]*  
*[Signature of Charlotte M. Koehler]*

STATE OF CALIFORNIA,  
County of ORANGE,  
August 4, 1997

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 \_\_\_\_\_

Personally appeared the above named  
FRED W. KOEHLER, JR. AND  
CHARLOTTE M. KOEHLER  
and acknowledged the foregoing instru-  
ment to be THEIR voluntary act and deed.

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.

(OFFICIAL SEAL)

Before me, *[Signature of Janette Vincent]*  
Notary Public for Oregon  
My commission expires \_\_\_\_\_

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

Fred W. and Charlotte M. Koehler  
1362 Lance Drive

Tustin, California 92680

GRANTOR'S NAME AND ADDRESS

Cornell and Audrey A. Lupei  
P.O. Box 524 MCAS(H) Fuetma  
c/o FPO Seattle, Washington 98772

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
ment was received for record on the  
13th day of August, 1997,  
at 3:26 o'clock P.M., and recorded  
in book M97 on page 26624 or as  
file/reel number 43539,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Bernetha G. Letsch, Co. Clerk  
Recording Officer  
By Kathleen Ross Deputy

Fee: \$30.00

Return: Brandsness 411 Pine St. KFO 97601

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