



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M99 Page 25799

After recording return to:

JOHN J. KOHLER
1034 MERRYMAN DRIVE
KLAMATH FALLS, OR 97603
Until a change is requested all tax statements
shall be sent to the following address:
JOHN J. KOHLER
1034 MERRYMAN DRIVE
KLAMATH FALLS, OR 97603

Escrow No. K54131V
Title No.

STATUTORY WARRANTY DEED

John J. Kohler and Rachel R. Kohler, Husband and Wife Grantor, conveys and warrants to, John J. Kohler Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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.

The true consideration for this conveyance is \$to convey title (Here comply with the requirements of ORS 93.030)

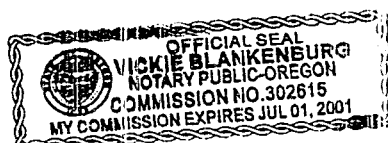
Dated this 24th day of June, 1999.

BY: John J. Kohler
John J. Kohler

BY: Rachel R. Kohler
Rachel R. Kohler

STATE OF Oregon
County of Klamath } ss.

This instrument was acknowledged before me on this 24th day of June, 1999
by John J. Kohler and Rachel R. Kohler



Vickie Blankenburg
Notary Public for Oregon

My commission expires: 7-01-2001

EXHIBIT "A"
DESCRIPTION OF PROPERTY

Portions of Lots 76 and 77, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, in the County of Klamath, State of Oregon, being more particularly described as follows:

Lot 76 of said plat, LESS a portion described as follows:

Beginning at the Northeasterly corner of said Lot 76; thence Southerly along the Easterly line of said Lot 76, 4.67 feet to a point; thence South $72^{\circ}12'35''$ West 49.83 feet to a point on the Northerly line of said Lot 76; thence Easterly along said Northerly lot line 49.43 feet to the point of beginning.

ALSO a portion of Lot 77 of said plat, described as follows:

Beginning at the Southwesterly corner of said Lot 77; thence Northerly along the Westerly line of said Lot 77, 6.31 feet to a point; thence North $72^{\circ}12'35''$ East 63.94 feet to point on the Southerly line of said Lot 77; thence Westerly along said Southerly lot line 65.74 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 6/29/99, at 11:10 a. m.
In Vol. M99 Page 25799
Linda Smith,
County Clerk Fee \$ 35 - KR