

MAR 19 2001 2:48 PM



**WESTERN**  
TITLE & ESCROW COMPANY

Vol. M01 Page 10914

**WARRANTY DEED -- STATUTORY FORM**

CHARLES KNOTTS and SEANNE L. KNOTTS, husband and wife, Grantor,

conveys and warrants to

GERALD D. KOEHLER and CORY DEAN KOEHLER, not as tenants in common, but with the right of survivorship, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

THE N 1/2 NE 1/4 SW 1/4 AND THE N 1/2 S 1/2 NE 1/4 SW 1/4 OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. SAVING AND EXCEPTING THAT PORTION LYING WITHIN THE RIGHT OF WAY OF BEAL ROAD.

Tax Account No(s): 135446 875590 885282

Map/Tax Lot No(s): 23101000800 23101000800 M-99-199

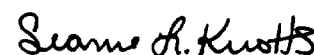
This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$152,000.00 .

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.

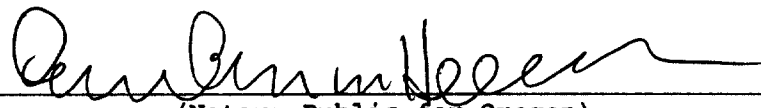
Dated this 16 day of March, 2001.

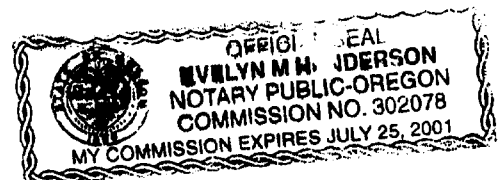
  
\_\_\_\_\_  
CHARLES KNOTTS

  
\_\_\_\_\_  
SEANNE L. KNOTTS

STATE OF OREGON, COUNTY OF DESCHUTES ) SS.

This instrument was acknowledged before me on March 16, 2001 by CHARLES KNOTTS AND SEANNE L. KNOTTS.

  
\_\_\_\_\_  
(Notary Public for Oregon)  
My commission expires 7-25-01



After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:  
GERALD D. AND CORY KOEHLER  
39017 SHILLING DRIVE  
SCIO, OR 97374

State of Oregon, County of Klamath  
Recorded 03/19/01, at 2:48 p. m.  
In Vol. M01 Page 10914  
Linda Smith,  
County Clerk Fee \$ 21.00

★TITLE NO. K-56661  
ESCROW # 14-A085401

K21-