

KNOW ALL MEN BY THESE PRESENTS, That G. Frank and Gertrud K. Kohler, husband and wife, 10500 Severn Hills Drive, Laguna, Calif. 92653, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Joe Kitten, a single man, 33571 Agua Dulce Canyon Road, Canyon Country, California 91351

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:

Township 37 South, Range 12 East, W. 1.  
Section 4: SW 1/4 of NW 1/4 of NE 1/4 (10 acres)

Subject to easements, rights of way of record and Grantor reserves an easement for joint user roadway and all other roadway purposes over and across a 20 ft. wide strip of land on the southern boundary.

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 as hereinabove set forth. Grantors hold Grantee harmless from secured mortgages.

and that grantor will warrant and forever defend the above granted 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 \$2,250.00  
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).<sup>9</sup>

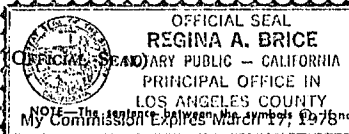
In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 13th day of October, 1975.

G. Frank Kohler  
Gertrud K. Kohler  
Calif.

STATE OF OREGON, County of Los Angeles ) ss.

Personally appeared the above named G. Frank Kohler and Gertrud K. Kohler

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



Before me: *Regina A. Brice*  
Notary Public for Oregon  
My commission expires March 17, 1978

applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

# WARRANTY DEED

G. Frank and Gertrud K. Kohler

TO

Joe Kitten

AFTER RECORDING RETURN TO

33571-Agua Dulce  
Canyon Rd.  
Canyon Co. Calif.  
91351

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 15th day of DECEMBER, 1975, at 12:13 o'clock P. M., and recorded in book M 75 on page 15738. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. NILE

Title.

By *Hazel Drago* Deputy

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