

11485

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DWIGHT C. KIRCHER and DORIS I. KIRCHER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK W. OHLUND and JANE A. OHLUND, 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, that certain real property, with the tenements and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

An undivided one-half interest, being all of Vendor's interest, in lots 20 & 21, Block 1, Rainbow Park on the Williamson, according to the official plat thereof.

Subject to: 'Public rights in Williamson River; easements and rights of way of record; reservations, restrictions and conditions as shown on the Plat and in the dedication of Rainbow Park on the Williamson; and to Declaration of Conditions and Restrictions dated September 9, 1964, and recorded September 11, 1964 in Volume 356 at Page 116, of Klamath County, Oregon Deed Records;

(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 \$14,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 12<sup>th</sup> day of March, 1976; 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)

STATE OF OREGON, ARIZONA } ss.  
County of Maricopa }  
March 12, 1976

Personally appeared the above named  
Dwight C. Kircher and  
Doris I. Kircher

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

Before me,  
(OFFICIAL SEAL) Notary Public for Oregon Arizona  
My commission expires  
My Commission Expires Jan. 30, 1978

Dwight C. & Doris I. Kircher

Chiloquin, Oregon, 97624  
GRANTOR'S NAME AND ADDRESS

Frank W. & Jane A. Ohlund,  
P.O. Box 381  
Chiloquin, Oregon, 97624  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Frank W. Ohlund  
P.O. Box 381  
Chiloquin, Oregon, 97624  
NAME, ADDRESS, ZIP

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

Jane  
NAME, ADDRESS, ZIP

Notary Public for Oregon  
My commission expires:

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 18th day of March, 1976, at 12:28 o'clock P.M., and recorded in book 1176 on page 3857 or as file/reel number 11485.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. MILNE

Recording Officer

FEE \$ 3.00

By Hazel Gray Deputy