

1-1-74

21949

WARRANTY DEED

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18614

KNOW ALL MEN BY THESE PRESENTS, That ROBERT L. KIHS and DIANNA E. KIHS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GENO GHELLER and JESSIE GHELLER, 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, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 80 of MERRYMAN'S REPLAT of vacated portion of OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

SUBJECT TO: 1. Assessment power of Klamath Irrigation District; 2. Conditions and restrictions, as adopted by plat dedication, including the terms and provisions thereof recorded February 20, 1951 in Volume 245, page 361, Deed Records of Klamath County, Oregon; 3. Building restrictions as contained in Plat dedication; 4. Building setback line 20 feet from streets as shown on dedicated plat; 5. Easement created by instrument including the terms and provisions thereof, recorded January 23, 1951 in Volume 244, page 613, Deed Records of Klamath County, Oregon; 6. Mortgage, including the terms and provisions thereof, recorded August 19, 1976 in Volume M76, page 12907, Microfilm Records of Klamath County, Oregon, in the amount of \$27,000.00 in favor of Dept. of Veterans' Affairs, which the buyers herein agree to assume and pay.

(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

Except as shown above 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 \$31,900.00

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 19 day of November, 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)



OFFICIAL SEAL
JAMES F. LEHMAN
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My comm. expires AUG 6, 1980

ROBERT L. KIHS
DIANNA E. KIHS

STATE OF OREGON,

County of SANTA CLARA
November 19, 1976

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
Robert L. Kihs and Dianna E. Kihs

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

(OFFICIAL SEAL)

Before me, James F. Lehman
Notary Public for Oregon
My commission expires: 8/6/80

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 22nd day of NOVEMBER, 1976, at 3:03 o'clock P.M., and recorded in book M. 76 on page 18614 or as file/reel number 21949.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer
By Hazel Drazel Deputy

SPACE RESERVED
FOR
RECORDER'S USE

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Gheller
1008 Merryman
Klamath Falls, Oregon 97601

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

Dept. of Veterans' Affairs
1225 Ferry St., S.E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP