

36942

WARRANTY DEED

\*\*\*\*\*

KNOW ALL MEN BY THESE PRESENTS, That MATT J. KOFFLER and VERLA M. KOFFLER, husband and wife, in consideration of Twelve Thousand One Hundred Twenty-Four and 12/100 Dollars (\$12,124.12), to them paid by KENNETH G. KUHLMAN and PATRICIA J. KUHLMAN, husband and wife, do hereby grant, bargain, sell and convey unto said KENNETH G. KUHLMAN and PATRICIA J. KUHLMAN, husband and wife as tenants by the entirety, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath, State of Oregon, bounded and described as follows, to-wit:

Lots 4, 5 and 6, Block 5 of ST. FRANCIS PARK, Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the Fiscal Year 1967-1968.
2. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.

Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easement, and water and irrigation rights in connection therewith.

3. The property under search is within the boundaries of the South Suburban Sanitary District, and is subject to the regulations, liens, assessments and laws relating thereto.

Reservations as shown in Deed from Geo. S. Rusco, et ux, to J. P. MATTHEWS, et ux, dated May 7, 1941 and recorded May 14, 1941 in Book 137, page 615 of Deed Records of Klamath County, Oregon.

To Have and to Hold the above-described and granted premises unto the said KENNETH G. KUHLMAN and PATRICIA J. KUHLMAN, husband and wife, their heirs and assigns forever.

And MATT J. KOFFLER and VERLA M. KOFFLER, husband and wife, the grantors above named do covenant to and with the above-named grantees, their heirs and assigns that they are lawfully seized in fee simple of the above-granted premises, that the above-granted premises are free from all encumbrances, except those apparent on the land and those shown in the records for Klamath County, Oregon, and that they will and their heirs, executors and

administrators, shall warrant and forever defend the above-granted premises,  
and every part and parcel thereof, against the lawful claims and demands of  
all persons whomsoever.

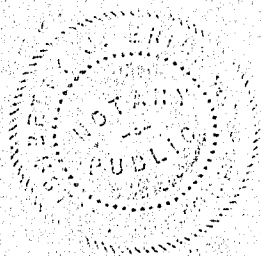
WITNESS our hands and seals this 11th day of April, 1968.

Matt J. Koffler  
Verla M. Koffler  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF OREGON    )  
                          ) ss.  
County of Klamath )

BE IT REMEMBERED, That on this 11th day of April, 1968, before me,  
the undersigned, a Notary Public in and for said County and State, personally  
appeared the within named MATT J. KOFFLER and VERLA M. KOFFLER, husband and  
wife, known to me to be the identical individuals described in and who executed  
the within instrument and acknowledged to me that they executed the same  
freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my  
official seal the day and year last above written.



Robert C. Erickson  
Notary Public for Oregon  
My Commission expires: 4/26/70

Return to  
MTC

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record ~~at~~ at 11:42 AM., and  
this 7th day of October A. D. 1977 at 11:42 AM., and  
tuly recorded In Vol. M77, of Deeds on Page 19106  
By Wm. D. MILNE, County Clerk  
Rematha A. Letoch  
Fee \$6.00