

46413

KNOW ALL MEN BY THESE PRESENTS, That RICHARD KUEHMICHEL and JODY KUEHMICHEL husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CECIL F. FLETCHER and GERALDINE S. FLETCHER, 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:

The following real property in Klamath County, Oregon:

A portion of the SE $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 1564 feet East of the Southwest corner of the NW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian; thence South 380 feet more or less to the North line of Lindley Way; thence East along the North line of Lindley Way 205 feet to the Southeast corner of a tract heretofore conveyed to Carl Runge in Deed Volume 347 at page 427, Klamath County Records, which is the true point of beginning of this description; thence North along the East line of said Runge tract a distance of 100 feet; thence East parallel to the North line of Lindley Way a distance of 70 feet; thence South parallel to the East line of said Runge tract a distance of 100 feet more or less to the North line of Lindley Way; thence West along the North line of Lindley Way a distance of 70 feet more or less to the point of beginning.

(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: 1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways. 2. Trust Deed in favor of First Federal Savings recorded in Vol. M77, page 7631, which the grantee herein agrees to assume & pay. 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 \$27,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 17th day of April, 1978; 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)

Jody D. Kuehmichel

STATE OF OREGON,

County of Klamath

April 17, 1978

Personally appeared the above named

Richard Kuehmichel and Jody Kuehmichel

NOTARY PUBLIC

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

[Signature]

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of _____

Personally appeared _____

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 _____

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Cecil F. & Geraldine S. Fletcher

P. O. Box 624

Aviation, Ca. 90704

NAME, ADDRESS, ZIP

Send a change in corrected off this statement, send the rest to the following address:

no change requested

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 17th day of April, 1978, at 4:00 o'clock P. M., and recorded in book M78 on page 7439 or as file/roll number 46413

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

[Signature] Recording Officer
Deputy

Fee \$3.00