

50275

KNOW ALL MEN BY THESE PRESENTS, That Jill N.M. Spera

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lawrence J. Kohler and June C. Kohler, 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 14 in Block 7 Tract 1025, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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Subject to: Liens and assessments of the Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Rules, regulations and restrictions contained in the dedication of Tract No. 1025, Winchester; Reservations and restrictions shown on the plat of Tract No. 1025, Winchester; Easements and rights of way of record and those apparent on the land, if any.

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 those above set forth

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 \$ 38,000.00. 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 19 day of June, 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.

[Signature]

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, ss. June 19, 19 78

Personally appeared the above named Jill N.M. Spera

STATE OF OREGON, County of _____, ss. _____, 19____. 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.

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

NOTARIAL SEAL
Notary Public for Oregon
My commission expires: 3/30/81

Notary Public for Oregon
My commission expires: _____

Jill Spera 5721 Bryant Ave. Klamath Falls, Oregon 97601	
GRANTOR'S NAME AND ADDRESS	
Lawrence and June Kohler 4310 Maplewood Dr. Klamath Falls, Oregon 97601	
GRANTEE'S NAME AND ADDRESS	
After recording return to: Lawrence and June Kohler 4310 Maplewood Drive Klamath Falls, Oregon 97601	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following:	
Klamath First Federal Sav. & Loan 540 Main St. Klamath Falls, Oregon 97601	
NAME, ADDRESS, ZIP	

STATE OF OREGON, ss. County of Klamath. I certify that the within instrument was received for record on the 19th day of June, 1978, at 3:25 o'clock P.M., and recorded in book M78 on page 13046 or as file/reel number 50275. Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne
By *[Signature]* Recording Officer
Deputy

Fee \$3.00