

1-1-74

50564

WARRANTY DEED

Vol. 1778 Page 13468



KNOW ALL MEN BY THESE PRESENTS, That MARVIN G. KUHLMAN and BEATRICE KUHLMAN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH G. KUHLMAN, a single man

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 Northeast 21 2/3 feet of Lot 7 and the Southwest 21 2/3 feet of Lot 8, Block 60, of Nichols Addition to the City of Klamath Falls, according to the official plat thereof, records of Klamath County, Oregon, and more particularly described as follows:

Beginning at the most Northerly corner of Lot 7, of Block 60, of Nichols Addition to the City of Klamath Falls, Oregon, thence Northeasterly along the Southeasterly line of Grant Street in said city 21 2/3 feet; thence Southeasterly at right angles to Grant Street 120 feet; thence Southwesterly parallel with Grant Street 43 1/3 feet; thence Northwesterly at right angles with Grant Street 120 feet; thence Northeasterly along the Southeasterly line of Grant Street 21 2/3 feet to the place of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (Con't. on reverse)

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 \$ 25,000.00

~~the whole consideration for the above described premises, to-wit: \$ 25,000.00, paid by KENNETH G. KUHLMAN, a single man, to MARVIN G. KUHLMAN and BEATRICE KUHLMAN, husband and wife, for the purpose of conveying the same to the said grantee and grantee's heirs, successors and assigns forever.~~

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 17 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)

*Marvin G. Kuhlman*  
Marvin G. Kuhlman

*Beatrice Kuhlman*  
Beatrice Kuhlman

STATE OF OREGON, } ss.  
County of Klamath  
April 17, 1978

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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 \_\_\_\_\_

\_\_\_\_\_, 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: \_\_\_\_\_

Personally appeared the above named MARVIN G. KUHLMAN and BEATRICE KUHLMAN, husband and wife,

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5-25-80

Mr. and Mrs. Marvin G. Kuhlman  
3626 Summers Lane  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. Kenneth G. Kuhlman

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. Kenneth G. Kuhlman

P.O. Box 5174

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Mr. Kenneth G. Kuhlman

P.O. Box 5174

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Recording Officer

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

13469

13469

13469

LEGAL DESCRIPTION (Con't.)

Subject to easement for alley purposes described in deed from Edmund M. Chilcote et ux to Hohn E. Dreher, recorded November 28, 1919 in Book 53, page 55, Deed Records of Klamath County, Oregon, as follows: "Grantors agree to give grantee the right to use as a driveway the Southeasterly 10 feet of Lot 7 of Block and Addition."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_

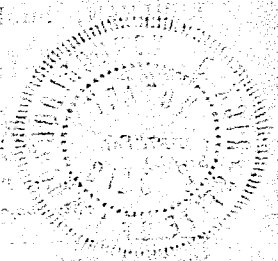
This 23rd day of June A. D. 1978 at 11:27 clock AM, and

July recorded in Vol. M78 of Deeds on Page 13469

Wm D. MILNE, County Clerk

By Berntha J. Litch

Fee \$6.00



STATE OF OREGON  
County of Klamath  
I, \_\_\_\_\_, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears in the public records of this county.

Mr. \_\_\_\_\_  
\_\_\_\_\_