

LAWRENCE J. KOHLER and JUNE C. KOHLER, husband and wife

hereinafter called grantor, convey(s) to  
GERALD D. CRANSTON and DOLORES E. CRANSTON, husband and wife

all that real property situated in the County

of KLAMATH

State of Oregon, described as:

Lot 14, Block 7, Tract No. 1025, WINCHESTER, in the County of Klamath,  
State of Oregon.

1. 1978-79 taxes, a lien in an amount to be determined, but not yet payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Winchester.
5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, Recorded: September 9, 1971 in Book: M-71, Page: 9617.

continued.....

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set forth above and on the reverse side of this deed.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 39,500.00.Dated this 14th day of September, 19 78

*Lawrence J. Kohler*  
LAWRENCE J. KOHLER  
*June C. Kohler*  
JUNE C. KOHLER

STATE OF OREGON, County of KLAMATH ss.

On this date September 14th, 19 78 personally appeared the above named  
Lawrence J. Kohler and June C. Kohler and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 4-5-82

This dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which.)

## WARRANTY DEED (INDIVIDUAL)

KOHLER

TO

CRANSTON

After Recording Return to:  
Gerald & Dolores Cranston  
4310 Maplewood Drive  
Klamath Falls, Oregon 97601  
Times: Klamath First Federal  
540 Main Street  
Klamath Falls, Oregon

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 \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By \_\_\_\_\_

Deputy

6. Trust deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$30,400.00, dated June 19, 1978, Recorded: June 19, 1978 in Book: M-78. Page: 13047. Trustor: Lawrence J. Kohler and June C. Kohler, Trustee: William Sisemore, Beneficiary: Klamath First Federal Savings and Loan Association of Klamath Falls, Oregon, a Federal Corporation which grantee" herein agree to assume and pay in full.

7. Pending dissolution of marriage proceedings in the Circuit Court for Klamath County, Suit No. 78-625-Equity, entitled, Lawrence James Kohler and June Clare Kohler, Co-Petitioners.

STATE OF OREGON, COUNTY OF KLAMATH; ss.  
and for record at request of Transamerica Title Co.

on the 11th day of September A.D. 1978 at 10:53 o'clock A.M., or  
only reported in Vol. M78, of Deeds on Page 20424

Wm D. MILNE, County Clerk

*Benjamin A. Adelsch*

Fee \$6.00