

1967/50

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57967

KNOW ALL MEN BY THESE PRESENTS, That **DAVID T. KOHLER and PATRICIA A. KOHLER, husband and wife,**hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **PABLO GARCIA de la Rosa and DELFINA SAENZ de la ROSA, 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 3, Block 57, 2nd Hot Springs Addition
to the City of Klamath Falls, Klamath County,
Oregon.**

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 contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, restrictions, easements, and rights of way of record and those apparent on the land, and 1969-70 taxes which are now a lien but not yet due and payable.

and that grantor will warrant and forever defend the above granted 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 \$ 7,000.00

~~part of the consideration paid for this transfer, stated in terms of dollars, is \$ 7,000.00~~

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 19th day of August, 1969.

David T. Kohler
Patricia A. Kohler

STATE OF OREGON, County of Klamath ss. August 17, 1969.
Personally appeared the above named **DAVID T. KOHLER and PATRICIA A. KOHLER, husband and wife,**
and acknowledged the foregoing instrument to be **their** voluntary act and deed.

(OFFICIAL SEAL)

Before me: *5 letters*
Notary Public for Oregon
My commission expires Feb. 15, 1973

NOTE—The sentence between the symbols ©, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING, RETURN TO

Pablo de la Rosa
26 Falls St
Klamath Falls Ore.

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instru-
ment was received for record on the
7th day of November, 1978,
at 9:40 o'clock AM., and recorded
in book M78 on page 25031
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Wm. D. Milne

County Clerk Title.

By *Bernice A. Smith* Deputy.

Fee \$3.00