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38-D-20458  
WARRANTY DEED (INDIVIDUAL)Vol. 11 Page 25357

JAMES H. FLETCHER, as to an undivided  $\frac{1}{2}$  interest and MONA G. VONSTEIN FLETCHER who took title as MONA G. VONSTEIN, as\*\*\* hereinafter called grantor, convey(s) to RONALD W. BOEHLKE, KATHERINE H. BOEHLKE, ROBERT J. CAMPBELL, and JOAN C. CAMPBELL, each to an undivided  $\frac{1}{2}$  interest. all that real property situated in the County of Klamath State of Oregon, described as: \*\*\* to an undivided  $\frac{1}{2}$  interest.

See attached description

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those mentioned on the next page

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 \$ 71,000.00

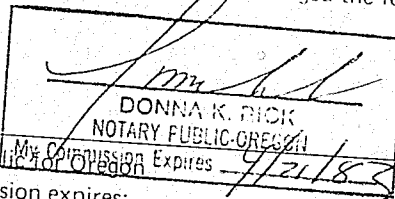
Dated this 26 day of October, 1979.

James H. Fletcher  
JAMES H. FLETCHER  
Mona G. VonStein Fletcher  
MONA G. VONSTEIN FLETCHER

STATE OF OREGON, County of Klamath ) ss.

October 26, 1979 personally appeared the above named James H. Fletcher and Mona G. Vonstein Fletcher and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



Notary Public for Oregon  
My commission expires:

The 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)

STATE OF OREGON,

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.

After Recording Return to:  
Mr & Mrs Ronald Bohle  
100 Dahlia St  
Klamath Falls, OR 97601  
Send tax statements  
same as above

By \_\_\_\_\_

Title \_\_\_\_\_

Deputy \_\_\_\_\_

A parcel of land situated in Block 11, ELDORADO, an addition to Klamath Falls, Oregon, being a replat of vacated portions of Eldorado Heights, and Sunnyside Addition; in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a  $\frac{1}{4}$ " iron pin from which the Northwest corner of Lot 2, Block 11 of said Eldorado bears North 89° 47' 00" West 73.47 feet; thence from said point of beginning South 00° 13' 00" West 100.05 feet to a  $\frac{1}{4}$ " iron pin on the South line of Lot 3 of said Block 11; thence South 89° 47' 00" East along the South line of Lot 3 and Lot 4 of said Block 11, 62.00 feet to a  $\frac{1}{4}$ " iron pin; thence North 01° 56' 48" East 100.10 feet to a  $\frac{1}{4}$ " iron pin on the North line of said Lot 4; thence North 89° 47' 00" West along the North line of said Lot 3 and Lot 4, 65.00 feet to the point of beginning.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. An easement dated December 21, 1954 and recorded December 30, 1954 Book: 271 Page: 319
3. An easement dated November 28, 1950 and recorded December 1, 1950 Book: 243 Page: 569
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Eldorado Addition.
5. 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 \$55,500.00, Dated December 15, 1978, Recorded December 19, 1978 Book: M-78 Page: 28300, Trustor: James H. Fletcher and Mona G. Vonstein, Trustee: William Sisemore, Beneficiary: Klamath First Federal Savings and Loan Association, a corporation. WHICH THE GRANTEEES HAVE AGREED TO ASSUME.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 26th day of October A.D., 19 79 at 3:37 o'clock P M., and duly recorded in Vol. 379 of Deeds on Page 25357.

FEE \$7.00

WM. D. MILNE, County Clerk

By James H. Fletcher

Deputy