

93731 A

## WARRANTY DEED (INDIVIDUAL)

22911-D (cop 22910-8)

M80

24210

DONALD H. KARSCH AND SUSAN K. KARSCH, husband and wife

hereinafter called grantor, convey(s) to

EDWARD I. MCCULLOUGH AND VIRGINIA L. MCCULLOUGH, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

The following described real property in Klamath County, Oregon: Beginning at the most Southerly corner of Lot 5 in Block 7 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON: thence Northwesterly along the Northeasterly ling of 7th Street, 50 feet; thence Northeasterly at right angles to 7th Street, 70 feet; thence Southeasterly parallel with 7th Street 50 feet; thence Southwesterly at right angles to 7th Street 70 feet to the place of beginning, being a part of Lots 4 and 5 of Block 7 of First Addition to the City of Klamath Falls, Oregon.

Subject to:

- 1) Regulations of the City of Klamath Falls
- 2) Reservations recorded January 27, 1934 in Book 98 at page 625
- 3) Trust Deed dated January 3, 1977 and recorded January 11, 1977 in Book M-77 at Page 505, WHICH GRANTEEES AGREE AND ASSUME TO PAY.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_ as set forth above

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 \$ 34,000.00.

Dated this 12 day of December, 1980.

Donald H. Karsch  
Susan K. Karsch

STATE OF OREGON, County of Klamath ) ss.

Donald H. Karsch & Susan K. Karsch personally appeared the above named and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Donna K. Milne  
NOTARY PUBLIC  
My Commission Expires 1/24/81

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)

TO

After Recording Return to:  
Edward I. McCulloch  
PO Box 232  
Cathlamet, City, CA  
92234

Taxes too  
Amide Mortgage

STATE OF OREGON

) ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of December, 1980, at 3:47 o'clock P.M. and recorded in book M80 on page 24210 of the Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernard J. Deloche

Deputy

Fee \$3.50