

WARRANTY DEED - STATUTORY FORM  
(Individual or Corporation)

7626

M81 Page 21736

JOHN VOGEL AND RANAE C. VOGEL, husband and wife

Grantor, conveys and warrants to CHARLES L. PAULSEN, JR. and JANE L. PAULSEN, husband and wife

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 37 as shown on the map entitled "OLD ORCHARD MANOR" filed in the office of the County Clerk, Klamath County, Oregon.

... (continued from below) favor of The California Oregon Power Company for pole or tower and wire lines and appurtenances; Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded in Volume 245, page 361, Deed Records of Klamath County, Oregon; Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein dated October 27, 1980, recorded in Volume M80, page 21229, Microfilm Records of Klamath County. The Grantee hereby agrees to assume and pay the above described Trust Deed.  
Encumbrances: Sewer and water use charges, if any, due to the City of Klamath Falls; the premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District; Reservations and restrictions as contained in plat dedication; A 20 foot building setback from Alandale St. as shown on the dedicated plat; Irrigation lateral along rear lot line as shown on dedicated plat; Grant of Right of Way, dated 1/13/51, recorded in Volume 244, page 613, Deed Records of Klamath County, Oregon, in ... (continued above)  
The true consideration for this conveyance is \$ 39,000.00 (Here comply with the requirements of CRS 93.030\*).

Dated this 12th day of October, 1981, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

JOHN VOGEL  
RANAE C. VOGEL

STATE OF OREGON, Washington  
County of Clatsop  
October 12, 1981  
Personally appeared the above named JOHN VOGEL AND RANAE C. VOGEL

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

Before me:  
Notary Public for Oregon  
My commission expires 10-1-83

STATE OF OREGON, County of ) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_ 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 the \_\_\_\_\_ a corporation, and that said instrument was signed 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:  
Notary Public for Oregon  
My commission expires:

If the consideration consists of or includes other property or value, add the following:  
The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which):

The Equitable Life Assurance Society of the United States, a New York Corporation

Grantor's Name and Address  
Mr. & Mrs. Charles L. Paulsen, Jr.  
1081 Alandale  
Klamath Falls, OR 97601

Grantee's Name and Address  
After recording return to:  
SAME AS GRANTEE

Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address:  
SAME AS GRANTEE

Name, Address, Zip

STATE OF OREGON, )  
County of Klamath )  
Filed for record ~~XXXXXX~~  
on this 21 day of December A.D. 19 81  
at 3:55 o'clock P M, and duly  
recorded in Vol. M 81 of Deeds  
page 21736  
EVELYN BERN, County Clerk  
By \_\_\_\_\_ Deputy  
Fee 4.00