

TA-38-24560-3

11567

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, ORE., 97204

Vol. M82 Page 5706

KNOW ALL MEN BY THESE PRESENTS, That KENNETH GLENN KUHLMAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD FRED KAY and E. ELAINE KAY, 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: Commencing at the Southeasterly corner of Lot 19 in Block 37 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, being at the intersection of the alley and Melrose Street; thence Northwesterly along with Westerly line of alley a distance of 125 feet; thence Southwesterly parallel with Melrose Street a distance of 50 feet; thence Southeasterly parallel with Eldorado Street a distance of 125 feet to Melrose Street; thence Northeasterly to the point of beginning of this description, being a portion of Lots 17, 18 and 19 in Block 37 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of 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 building restriction as set forth in deeds recorded July 7, 1908 in Volume 24, at page 408, May 23, 1913 in Volume 39, at page 267 and February 11, 1914 in Volume 41, at page 474, and that grantor will warrant and forever defend the said 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 \$ 55,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols (H), if not applicable, should be deleted. See ORS 93.030.) In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 7th day of May, 1982; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Kenneth Glenn Kuhlman

STATE OF OREGON,
County of Klamath } ss.
MAY 7, 1982

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____

Personally appeared the above named KENNETH GLENN KUHLMAN, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me, *Evelyn Biehn*
Notary Public for Oregon
My commission expires: 11-12-82

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 _____, a corporation, of said corporation and that said instrument is the corporate seal 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: _____ (OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Klamath First Federal
540 Main Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 7th day of May, 1982, at 11:34 o'clock AM., and recorded in book/reel/volume No. M 82 on page 5706 or as document/fee/file/instrument/microfilm No. 11567, Record of Deeds of said county. Witness my hand and seal of County affixed.
Evelyn Biehn County Clerk.
Deputy
Fee \$4.00