

17499

WARRANTY DEED

Vol. 1782 Page 15619

KNOW ALL MEN BY THESE PRESENTS, That

RALPH E. COMPTON and FRANCES E. COMPTON,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES D. KOHL and RUTH L. KOHL, husband and wife

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 2 in Block 3, FIRST ADDITION TO ANTELOPE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. A 20 foot building setback line as shown on dedicated plat.
2. An 8 foot public utility easement along rear lot line as shown on dedicated plat.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 as stated above and those apparent upon the land, if any, as of the date of this deed

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 \$ 15,000.00

~~OF WHICHEX THE ACTUAL CONSIDERATION CONSISTS OF BY THE GRANTOR OTHER PROPERTY OR VALUABLE RIGHT OR RIGHTS OF WHICH THE WHOLE OR PART OF THE CONSIDERATION INDICATED HEREIN IS~~ (The sentence between the symbols ©, 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 provision hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15 day of November, 19 82; 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)

RALPH E. COMPTON

FRANCES E. COMPTON

STATE OF OREGON, County of) ss.

STATE OF OREGON,

County of) ss.
November 15, 19 82

Personally appeared _____ 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 _____

_____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Personally appeared the above named RALPH E. COMPTON and FRANCES E. COMPTON, husband and wife

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

Before me: _____
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 7-30-85Mr. & Mrs. Ralph E. Compton
6025 Thurston Road
Springfield, OR 97477

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. James D. Kohl
297 Bluefield Drive
San Jose, CA 95136

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) ss.

I certify that the within instrument was received for record on the 23rd day of November, 19 82., at 1:14 o'clock P.M., and recorded in book M82 on page 15619 or as file/reel number 17499, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn

By _____ Recording Officer
Deputy

Fee \$4.00