

27065

TIA #M-38-26324-5  
WARRANTY DEED (INDIVIDUAL)

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ROBERT L. KETCHUM

FRED A. VAN PELT and SADIE F. VAN PELT, husband and wife

of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 7, Block 1, RAINBOW PARK ON THE WILLIAMSON, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those contained in Exhibit "A" Attached hereto

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 \$ 68,000.00 \*

Dated this 1st day of August, 1983.

ROBERT L. KETCHUM

CALIFORNIA  
STATE OF OREGON, County of Los Angeles ) ss.

August 1

ROBERT L. KETCHUM, 1983 personally appeared the above named instrument to be his voluntary act and deed, and acknowledged the foregoing



Before me:

Kathy A. Shepherd

Notary Public for Oregon CALIFORNIA  
My commission expires: 4-10-87

- \* 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)

ROBERT L. KETCHUM

TO

FRED A. VAN PELT

SADIE F. VAN PELT

After Recording Return to: Tapes  
Mr & Mrs. Fred A. Van Pelt  
2636 Tamalpais  
Pindler, Calif 94564

STATE OF OREGON,

County of ) ss.

I certify that the within instrument was received for record on the day of , 1983, at o'clock M. and recorded in book on page Records of Deeds of said County.

Witness my hand and seal of County affixed.

By Title Deputy

## EXHIBIT "A"

ATTACHMENT TO WARRANTY DEED: Robert L. Ketchum  
to  
Fred A. Van Pelt and  
Shadie F. Van Pelt

1. Reservations contained in deed from the United State of America to Ruth allen Barfield, dated October 24, 1957, recorded November 15, 1957 in Deed Volume 295 at page 508, Records of Klamath County, Oregon, to wit: "Subject to such rights for electric transmission line purposes as the California Oregon Power Company may have under the Act of March 4, 1911 (36 Stat. 1253), as amended 143 U.S.C. Sec. 961).
2. The rights of the public and of Governmental bodies in and to any portion of the herein described property lying below the high water mark of the Williamson River.
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,  
Recorded : September 11, 1964 Book: 356 Page: 116
4. An easement created by instrument, including the terms and provisions thereof,  
Dated : October 28. 1965  
Recorded : November 15, 1965 Book: M65 Page: 3586  
In Favor of : Pacific Power & Light Company  
For : Power transmission poles & lines

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

on this 16th day of August A.D. 1983  
at 3:39 o'clock P M, and duly  
recorded in Vol. M83 of Deeds  
Page 13776

EVELYN BIEHN, Clerk  
By [Signature] Deputy  
Fee \$8.00