

31591

WARRANTY DEED

Vol. M83 Page 24279

KNOW ALL MEN BY THESE PRESENTS, That THOMAS B. KALB and ERMA KALB,
as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
ROBERT A. HODGES

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:

The E 1/2 of the NW 1/4 of Section 3, Township 38 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

- continued on the reverse side of this deed -

MOUNTAIN TITLE COMPANY INC.

(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 on the reverse side of this deed 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 \$ 22,000.00

~~However, the actual consideration consists of or includes other property or interest in property or the whole or part of the consideration indicated which~~

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 9th day of December, 1983; 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)

X Thomas B. Kalb
THOMAS B. KALB

X Erma Kalb
ERMA KALB

STATE OF OREGON }
County of Glenn } ss.
December 9, 1983

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

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 _____

Personally appeared the above named
THOMAS B. KALB and ERMA KALB, husband
and wife

and acknowledged the foregoing instru-
ment to be their voluntary act and deed

(OFFICIAL
SEAL)

Before me,
Notary Public for Oregon
My commission expires:



E. SMITH, JR.
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
Notary Public for Oregon
MY COMMISSION EXPIRES 12-23, 1986

(OFFICIAL
SEAL)

Mr. & Mrs. Thomas B. Kalb
Rt. Box 2035
Orland, CA 95963

GRANTOR'S NAME AND ADDRESS

Mr. Robert A. Hodges
P.O. Box 1131
Kelseyville, CA 95451

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, _____) ss.

County of _____

I certify that the within instru-
ment was received for record on the
____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/leaf number _____

SPACE RESERVED
FOR
RECORDER'S USE

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By _____ Recording Officer
Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Reservations if any in U.S. Patents and State Deeds.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
3. The effect, if any, and including all petroleum, oil, minerals, and products derived therefrom as set forth in Agreement For Sale of Real Estate by Bob A. Dortch and Mary Helen Dortch, to Louis F. Perdriau and Frances H. Perdriau, recorded April 21, 1971, in Volume M71, page 3460, Microfilm Records of Klamath County, Oregon, and by Agreement For Sale of Real Estate by Louis F. Perdriau and Frances H. Perdriau to Perdriau Investment Corp., Louise F. Perdriau, President, recorded April 21, 1971, in Volume M71, page 3465, Microfilm Records of Klamath County, Oregon.
4. An easement created by instrument, including the terms and provisions thereof, Dated: January 15, 1971
Recorded: April 21, 1971
Volume: M71, page 3460, Microfilm Records of Klamath County, Oregon
In favor of: Bob A. Dortch and Mary Helen Dortch
For: Ingress and egress
5. An easement created by instrument, including the terms and provisions thereof, Dated: January 16, 1971
Recorded: April 21, 1971
Volume: M71, page 3465, Microfilm Records of Klamath County, Oregon
In favor of: Perdriau Investment Corp., Louis F. Perdriau, President
For: Ingress & egress

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

on this 15th day of Dec. A.D. 19 83
at 9:37 o'clock A M, and duly
recorded in Vol. M83 of Deeds
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00