

34432

## WARRANTY DEED (INDIVIDUAL)

Vol. 1884 Page 4108

William H. Kammerer and Judith J. Kammerer, hereinafter called grantor, convey(s) to  
George French and Madeline French, husband and wife  
 all that real property situated in the County  
 of Klamath, State of Oregon, described as:

Lot 25, Block 34, FIFTH ADDITION TO KLAMATH RIVER ACRES,  
 in the County of Klamath and State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_  
 Refer to attached page.

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 \$ 77,000.\*

Dated this 8th day of March, 19 84.

William H. Kammerer

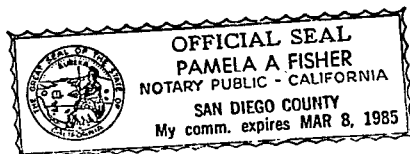
William H. Kammerer

Judith J. Kammerer

Judith J. Kammerer

CALIFORNIA  
 STATE OF ~~OREGON~~ County of San Diego ) ss.

On March 8, 1984 personally appeared the above named  
William H. Kammerer and Judith J. Kammerer and acknowledged the foregoing  
 instrument to be their voluntary act and deed.



Before me:

Pamela A. Fisher

Notary Public for ~~OREGON~~ CALIFORNIA

My commission expires: March 8, 1985

- \* 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)

TO

After Recording Return to:

Mr. & Mrs. George French  
 3624 Voltaire St.  
 San Diego, CA 92106

STATE OF OREGON, )

County of \_\_\_\_\_ ) ss.

I certify that the within instrument was received for record  
 on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in book \_\_\_\_\_  
 on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County attixed.

\_\_\_\_\_  
 Title  
 By \_\_\_\_\_ Deputy

ADDENDUM TO WARRANTY DEED

Grantor: William H. & Judith J. Kammerer

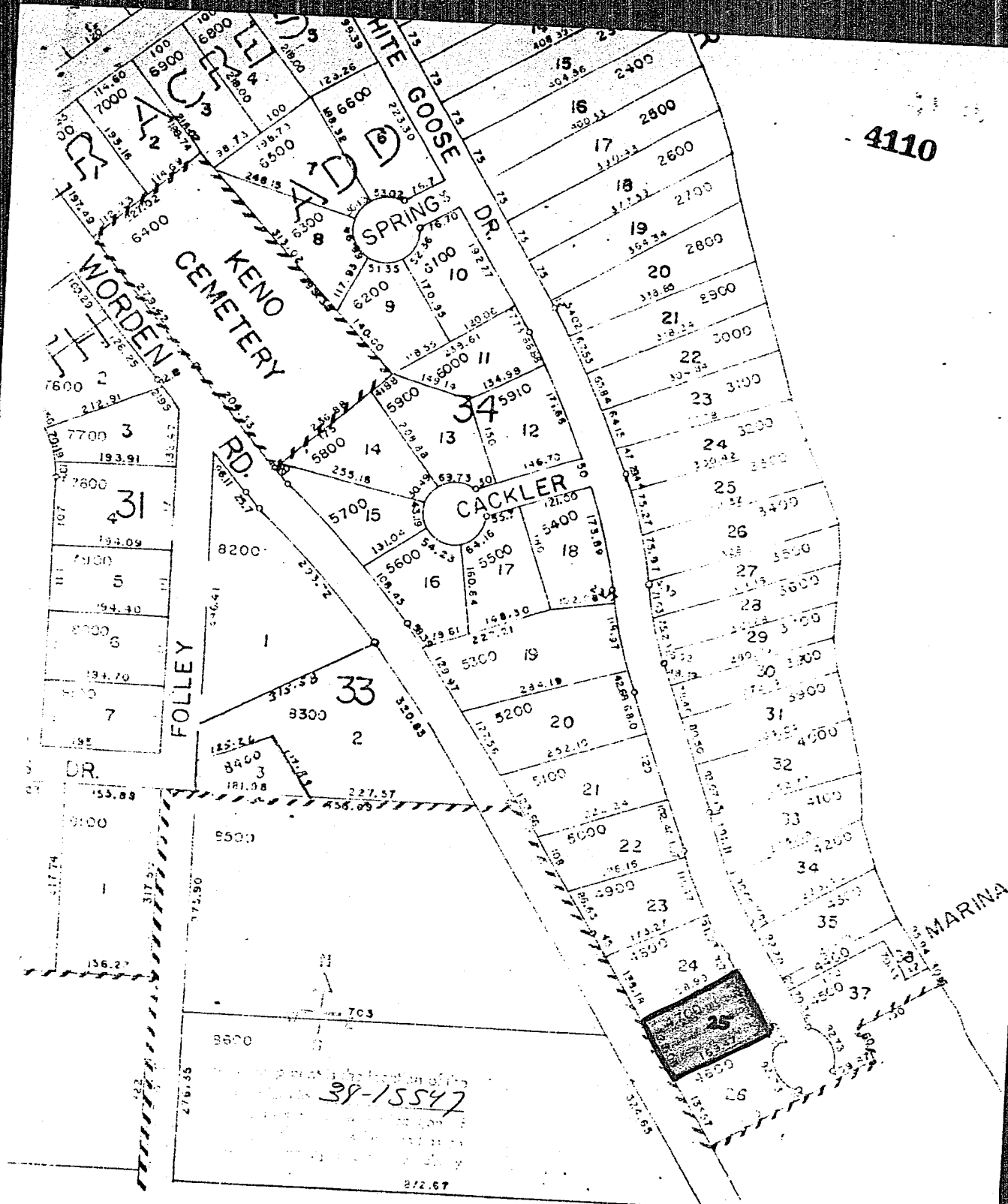
Conveyed to: George & Madeline Franch

Date: March 8, 1984

The aforementioned property is free of all encumbrances except:

1. Taxes not due or delinquent.
2. An easement created by instrument, including the terms and provisions thereof,  
Recorded: August 10, 1933 Book: 101 Page: 331  
In favor of: California Oregon Power Company, a California Corporation.  
For: Transmission and distribution of electricity  
(Affects Government Lots 4, 5, and 6 Sec. 6, Twp 40 S., R 8 EWM. Power line adjacent to Easterly line of the Keno-Dorris Highway)
3. Restrictions, set back provisions and utility easements, as delineated on the recorded plat, but omitting restrictions, if any, based on race, color, religion or national origin.
4. Road assessment, Lot 25 Bl 34, Klamath River Acres 5th, Issue #17, Page 430. Road assessment to be assumed by purchaser along with the existing first deed of trust as described in item 5 below.
5. Trust Deed, including the terms and provisions thereof, in favor of Klamath First Federal Savings and Loan Association, with the approximate unpaid principal balance of \$32,418.35, per terms and conditions as originally signed with lender, including but not limited to the interest rate of 8.75 per cent. Recorded: May 11, 1977 Book: M-77 Page: 8234  
Purchaser is to take title subject to and assume the obligation for payment of the existing first deed of trust as described.

4110



DON GRAY 4.19.74

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 14th day of March A.D., 1984 at 8:57 o'clock A M., and duly recorded in Vol. M84, of Deeds on page 4108.

Fee: \$ 12.00

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy