

ALLEN J. HEDGES, an estate in fee simpleG. FRANK KOHLER

, hereinafter called grantor, convey(s) to

of Klamath

, State of Oregon, described as:

all that real property situated in the County

Lot 16, Block 37, KLAMATH FALLS FOREST ESTATES FIRST ADDITION, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Klamath Forest Estates. 2. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, filed June 9, 1972 in Commissioners Journal, forming the Klamath Forest Estates-Sprague River Livestock District. ("NO persons shall allow or permit livestock of the bovine species, horses, mules, asses, sheep, goats and swine, to run at large within the boundaries hereinabove described.")

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____

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 \$ 1,250.00 . *Dated this 27th day of August, 19 84.Allen J. HedgesSTATE OF OREGON, County of Maion) ss.

August 28, 1984 personally appeared the above named
Allen J. Hedges instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me:

Debra H. Maism

Notary Public for Oregon

My commission expires: 4-26-88

- * 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)

Allen J. Hedges

TO

G. Frank Kohler

After Recording Return to:

TAX STATEMENTS TO:
G. Frank Kohler
11945 Woodley
Granada Hills, Calif
9/348

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record
 on the 17th day of September, 1984,
 at 10:58 o'clock AM and recorded in book M84
 on page 16010 Records of Deeds of said County.

Witness my hand and seal of County affixed.

EVELYN BIEHN

KLAMATH COUNTY CLERK

Title

By Pam Smith

Deputy

Fee: \$4.00