

42938

ATC-8-28209

WARRANTY DEED (INDIVIDUAL)

Vol. MSH Page 1398

ALAN RHODES and JUNE B. RHODES, as tenants by the entirety

G. FRANK KOHLER

, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

Lots 22 and 23, Block 44, FIRST ADDITION TO KLAMATH FOREST ESTATES, in the County of Klamath, State of 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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except SEE ATTACHED EXHIBIT "A"

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 \$ 4,500.00.

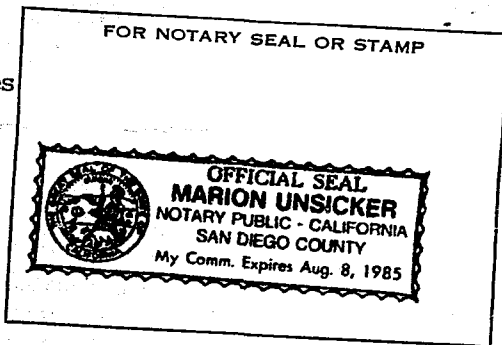
Dated this 30th day of October, 19 84.

[Signature]
June B. Rhodes
[Signature]
Alan Rhodes

STATE OF CALIFORNIA
COUNTY OF San Diego } ss.
On 1 November 1984 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared Alan Rhodes and June B. Rhodes

and personally known to me
known to me
to be the person(s) whose name(s) are subscribed to the within
instrument and acknowledged that said person(s) executed the same.

Signature Marion Unsicker
Notary Public in and for said County and State



consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Alan Rhodes
June B. Rhodes

TO

G. Frank Kohler

After Recording Return to:

TAX STATEMENTS TO:
H. Frank Kohler
11945 Woodley Avenue
Hacienda Hills, Calif.
91344

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 affixed.

By _____ Title _____
Deputy

EXHIBIT "A"

18910

SUBJECT TO:

1. Taxes for the year 1984-85 payable in the amount of \$49.01.
(MAP 3510-2800 TL 9800) (KEY#272573)

Taxes for the year 1984-85 payable in the amount of \$46.78.
(MAP 3510-2800 TL 9900) (KEY#272582)

2. 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.

3. Reservations, including the terms and provisions thereof, contained in Deed from United States of America to James F. Coburn, et al., dated June 8, 1959, recorded June 11, 1959 in Deed Book 313 at page 275, as follows: "Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916 44 L.D. 513.)"

4. Subject to the rules and regulations of Fire Patrol District.

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

on this 7th day of Nov. A.D. 19 84
at 10:54 o'clock A M, and duly
recorded in Vol. M84 of Deeds
Page 18909

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00 Index: \$1.00