

45626

WARRANTY DEED

Vol. 185 Page 1895

KNOW ALL MEN BY THESE PRESENTS, That LAWRENCE J. KOHLER and SUSAN A. KOHLER
 husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RANDALL L. HARSCH
 and SUSAN A. HARSCH, husband and wife
 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE 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 shown on the reverse of this deed and those of record and 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 \$ 26,300.00.
 However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the brackets, if not applicable, should be deleted. See ORS 93-030.)

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 5th day of February, 1985; if 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.

Lawrence J. Kohler
 Lawrence J. Kohler

(If executed by a corporation, set in corporate name)

Susan A. Kohler
 Susan A. Kohler

STATE OF OREGON,

STATE OF OREGON, County of _____) ss.

County of Klamath

February 5, 1985

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 _____

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

Personally appeared the above named Lawrence J. Kohler and Susan A. Kohler
 and acknowledged the foregoing instrument to be their voluntary act and deed.

John Stille
 Notary Public for Oregon
 My commission expires: 7/13/85

Lawrence J. & Susan A. Kohler	
GRANTOR'S NAME AND ADDRESS	
Randall L. & Susan A. Harsch P.O. Box 606 Keno, Oregon 97627	
GRANTEE'S NAME AND ADDRESS	
Grantee	
NAME, ADDRESS, ZIP	
If a change is requested all tax statements shall be sent to the following address:	
Grantee	
NAME, ADDRESS, ZIP	

STATE OF OREGON,) ss.
 County of _____
 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 _____ or as file/reel number _____.
 Record of Deeds of said county.
 Witness my hand and seal of County affixed.

By _____ Recording Officer
 Deputy

A portion of Lots 6 and 7, Block 106, BUENA VISTA ADDITION to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the West line of California Avenue with the Southwesterly line of Gobi Street; thence Northwesterly along the Southwesterly line of Gobi Street 44 feet; thence Southwesterly 107 feet, more or less to a point on a line radial to the curve of California Avenue at a point 28.35 feet South from the intersection of the West line of California Avenue with the Southwesterly line of Gobi Street, said point being 126.5 feet Westerly from the Westerly line of California Avenue along said radial line; thence Easterly along said radial line 126.5 feet, more or less to the Westerly line of California Avenue; thence Northerly along the West line of California Avenue a distance of 28.35 feet to the point of beginning.

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. An easement, including the terms and provisions thereof, for a common automobile driveway dated October 25, 1930, recorded in Volume 93, at page 235, Deed Records of Klamath County, Oregon, by and between Martin McAndrews, et ux and Blanche M. Hill et vir.
3. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: May 22, 1978

Recorded: May 26, 1978

Volume: M78, page 11279, Microfilm Records of Klamath County, Oregon

Amount: \$22,500.00

Grantor: Gary A. Beauchamp and Catherine D. Beauchamp

Trustee: Transamerica Title Insurance Co.

Beneficiary: First National Bank

(GRANTEES HEREIN AGREE TO ASSUME AND PAY IN FULL SAID TRUST DEED)

4. Agreement, including the terms and provisions thereof, by and between The Lance Investment Corporation, Maurice Watson Jr. and Rita D. Watson and Lorraine J. Huston, recorded April 15, 1980 in Volume M80, page 7028, Microfilm Records of Klamath County, Oregon, for garage use.

5. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: August 1, 1983

Recorded: August 2, 1983

Volume: M83, page 12724, Microfilm Records of Klamath County, Oregon

Amount: \$5,500.00

Grantor: Lawrence Kohler and Susan A. Kohler, husband and wife

Trustee: Mountain Title Company, Inc.

Beneficiary: The Lance Investment Corp., an Oregon corporation

(GRANTEES HEREIN AGREE TO ASSUME AND PAY IN FULL SAID TRUST DEED)

"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."

STATE OF OREGON: COUNTY OF KLAMATH: ss

I hereby certify that the within instrument was received and filed for record on the 5th day of February A.D., 1985 at 3:33 o'clock P M, and duly recorded in Vol. M85, of Deeds on page 1895.

Fee: \$ 2.00

EVELYN BLEHN, COUNTY CLERK

by: [Signature], Deputy