

ATC - 8 - 28715

49410

WARRANTY DEED (INDIVIDUAL)

Vol. 185 Page 8200

G. FRANK KOHLER and GERTRUD K. KOHLER, husband and wife

BONNIE BARRON

, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

The SE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 4, Township 37 South, Range 12 East of the Willamette Meridian, 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 \$ 5,700.00.*

Dated this 9th day of May, 19 85.

X G. Frank Kohler
X Gertrud K Kohler

CALIFORNIA
STATE OF ~~OREGON~~, County of Los Angeles ss.

On this the 24th day of May, 19 85 personally appeared the above named G. Frank Kohler and Gertrud K. Kohler and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Lori A. Coughlin
Notary Public for ~~Oregon~~ California
My commission expires: Dec 23, 1988

* 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)

G. Frank Kohler

Gertrud K. Kohler

TO

Bonnie Barron

After Recording Return to:
TAX STATEMENTS TO:

Bonnie Barron.
6980 Varna Avenue
Van Nuys, Calif. 91405

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"

8201

SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Reservations of subsurface rights, including the terms and provisions thereof, to the United States National Bank, trustee for Eda Mae Chocktoot (Smith) Jackson, as disclosed by instrument recorded May 4, 1959 in Deed Volume 312 at page 182. (Affects SW $\frac{1}{4}$ Sec. 4, Twp 37 S., R 12 EWM)
3. Reservations of subsurface rights, being an undivided 44/45th interest, including the terms and provisions thereof, reserved to the heirs of Doctor George, as set out in instrument recorded October 5, 1958 in Deed Volume 304 at page 381. (Affects SW $\frac{1}{4}$ Sec. 4, Twp 37 S., R 12 EWM)
4. Reservation of sub-surface rights as disclosed by Bargain and Sale Deed from First National Bank of Oregon to Arlene Riddle Hutchinson dated June 18, 1975, recorded June 30, 1975 in Book M-75 at page 7051, Microfilm Records, as follows: An undivided 48/756 interest, subject to the curtesy right of Andrew Billy, in the the Eveline Schonchin Allotment #445 described as: SE $\frac{1}{4}$, Sec. 31, Twp 36 S., R 12 EWM. An undivided 1/315 interest, subject to the curtesy right of Andrew Billy, in the Doctor George Allotment #333 described as: SW $\frac{1}{4}$ Sec. 4, Twp 37 S., R 12 EWM. (Instrument affects other property also)
5. An easement created by instrument, including the terms and provisions thereof, as disclosed by warranty deed
Dated : March 20, 1980
Recorded : July 23, 1980
Book : M-80
Page : 13737
For : Reserving an easement 30 feet wide along the Northerly boundary. Reserved by George A. Pondella, Jr.
6. Subject to rules and regulations of Fire Patrol District.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .. .
this 4th day of June A. D. 19 85 at 11:43 o'clock A. M., and
duly recorded in Vol. M85 of Deeds on Page 8200

EVELYN BIEHN, County Clerk
By *[Signature]*

Fee: \$ 9.00