

53268

WARRANTY DEED

Vol. 1485 Page 14878

MTT-15/431

**KNOW ALL MEN BY THESE PRESENTS, That** MARVIN G. KUHLMAN and BEATRICE KUHLMAN,  
 husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
KEITH J. CARNEY and JUDY L. CARNEY, husband and wife, hereinafter called  
 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 ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A portion of Lot 7 in Block 8 in ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls,  
 Oregon, having a frontage on High Street of approximately 37.55 feet according to the  
 official plat of said Town, and further described as follows:

Beginning on the South side of High Street at a point thereon distant 22.40 feet North-  
 easterly from the corner common to Lots 6 and 7, Block 8; thence Northeasterly along High  
 Street 37.55 feet; thence Southeasterly and at right angles to High Street 120 feet;  
 thence Southwesterly and parallel with High Street 37.55 feet; thence Northwesterly and  
 at right angles with High Street 120 feet to the point of beginning, the frontage  
 according to the official Supplemental Plat of said Original Town being approximately

## MOUNTAIN TITLE COMPANY INC.

8.42 feet; SAVING AND EXCEPTING therefrom 12 feet on the Southerly side of the above  
 described property to be used as an alley.

- continued on the reverse side of this deed -  
 (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  
 stated on the reverse side of this deed and those 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 \$ 16,200.00

~~Whereby the actual consideration consists of or includes other property or value given or proposed to be given~~  
~~for the consideration hereof.~~ (The sentence between the symbols ®, 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 26th day of August, 1985;  
 if a 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:

(If executed by a corporation,  
 affix corporate seal)

STATE OF ~~KRESON~~ IDAHO )  
 County of Canyon ) ss.  
August 26, 19 85

Personally appeared the above named  
MARVIN G. KUHLMAN and BEATRICE  
KUHLMAN

and acknowledged the foregoing instru-  
 ment to be their voluntary act and deed.

Before me:  
Elaine Aguilar  
 Notary Public for Oregon, Idaho  
 My commission expires: 1-11-88

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_\_,  
 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 be-  
 half 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:  
 Notary Public for Oregon  
 My commission expires:

(OFFICIAL  
 SEAL)

MARVIN G. KUHLMAN and BEATRICE KUHLMAN  
 2003 Santa Clara  
 Coldwell, ID 83605

GRANTOR'S NAME AND ADDRESS

KEITH J. CARNEY and JUDY L. CARNEY

422 High St.  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of \_\_\_\_\_

I certify that the within instru-  
 ment 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

SPACE RESERVED  
 FOR  
 RECORDER'S USE

- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Reservations and restrictions as contained in Deed recorded in Volume 221, page 481, Deed Records of Klamath County, Oregon, to wit:  
"Twelve (12) feet of the above described property is conveyed for an alley on the Southerly side of the parcel."

"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.

Filed for record at request of \_\_\_\_\_ the 13th day  
of September A.D., 19 85 at 12:09 o'clock P M., and duly recorded in Vol. M85,  
of \_\_\_\_\_ Deeds on Page 14878.

Evelyn Biehn,  
By \_\_\_\_\_

County Clerk

FEE \$9.00