

OA

53537

WARRANTY DEED

Vol. 1485 Page 15279

KNOW ALL MEN BY THESE PRESENTS, That TERRY A. KUHLMAN,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PETER H. HEIDRICH, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A parcel of land situated in the S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 11, Township 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at a point on the East-West quarter line which lies North 88°57' E. 477.0 feet from the iron axle which marks the quarter section corner common to Sections 10 and 11, Township 39 S., R. 9 E.W.M., and running thence: Continuing N. 88°57' E. along said East-West quarter line 67.5 feet to an iron pin; thence N. 1°12' W. parallel to the West section line of said Section 11, 331.4 feet; thence S. 88°57' W. parallel to the East-West quarter line 67.5 feet to a point; thence S. 1°12' E. 331.4 feet, more or less, to the point of beginning. SAVING AND EXCEPTING THEREFROM a strip of land 30 feet wide along the northerly side of said tract reserved for road purposes.

SUBJECT TO: (1) 1985-86 real property taxes which are a lien but not yet due and payable. (2) Statutory powers, including the power of

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (CONTINUED ON REVERSE)
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 herein set forth,

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 \$46,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is not wholly reflected in the consideration indicated which is hereby acknowledged and agreed to by the parties.

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 9th day of September, 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.

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.

TERRY A. KUHLMAN
By *Shirley Kuhlman*
His Attorney in Fact
Shirley Kuhlman

STATE OF OREGON, }
County of } ss.
19

STATE OF OREGON, County of } ss.
19

Personally appeared the above named

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, president and that the latter is the _____ secretary of _____

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

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:

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires:

My commission expires:

SEE ACKNOWLEDGMENT ON REVERSE

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
H.F. SMITH
Attorney at Law
540 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Peter H. Heidrich, KLAMATH FIRST
FEDERAL SAV. & LOAN, 540 Main St.
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

95 SEP 19 AM 9 01
95 SEP 19 AM 9 01

(DESCRIPTION CONTINUED:) assessment, of Klamath Irrigation District. (3) Statutory powers, including the power of assessment, of South Suburban Sanitary District. (4) Rights of the public in and to any portion of the herein-described premises lying within the limits of streets, roads or highways. (5) Reservations contained in deed from J. J. Winter and Flora Winter, husband and wife, to Chas. Hull and Lillian Vandervert Hull, husband and wife, dated June 6, 1943, recorded July 7, 1943, in Volume 156, Page 448, Deed Records of Klamath County, Oregon.

STATE OF OREGON }
County of KLAMATH } ss. September 9, 1985

Personally appeared SHERRILEE KUHLMAN, who, being duly sworn, did say that she is the attorney in fact for TERRY A. KUHLMAN and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

Before me:

Herman F. Smith
NOTARY PUBLIC FOR OREGON

My commission expires 12-43-86

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 19th day
of September A.D., 1985 at 9:01 o'clock A.M., and duly recorded in Vol. M85
of _____ on Page 15279
of Deeds Evelyn Blehn, County Clerk
By Flm Smith

FEE \$9.00

RECEIVED OF THE CLERK OF THE COUNTY OF KLAMATH, OREGON, the sum of \$9.00 for the recording of the foregoing instrument, this 9th day of September, 1985.

Witness my hand and the seal of the County of Klamath, Oregon, this 9th day of September, 1985.

20231

NOTARY PUBLIC

NOTARY