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ME

57378

WARRANTY DEED

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**KNOW ALL MEN BY THESE PRESENTS**, That Clint Koch and Charmain R. Koch, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Meridee Dickson, 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:

Lot 1, Block 25, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Reservations and easements as contained in plat dedication, to wit: "subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record."
2. Reservations as contained in Deed recorded June 11, 1959 in Volume 313, page 275, Deed Records of Klamath County, Oregon, to wit: "subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other (For continuation of this deed, see reverse side of this document.)"

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 noted of record as of the date 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 \$ 1,800.00

~~However, the actual consideration consists of or includes other property or value given or promised which is~~ consideration (indicate which) <sup>①</sup> (The sentence between the symbols ①, 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 day of March, 1979; 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)

*Clint Koch*  
Clint Koch  
*Charmain R. Koch*  
Charmain R. Koch

STATE OF CALIFORNIA

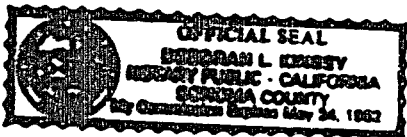
COUNTY OF Sonoma

On this day of March in the year one thousand nine hundred and 79 before me, Deborah L. Kinsey, a Notary Public, State of California, duly commissioned and sworn, personally appeared Clint Koch and Charmain R. Koch

known to me to be the person whose name subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the County of Sonoma the day and year in this certificate first above written.

*Deborah L. Kinsey*  
Deborah L. Kinsey  
Notary Public, State of California  
My commission expires May 24, 1982



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Cowdery's Form No. 32-Acknowledgement-General (C. C. Sec. 1190a)

GRANTEE'S NAME AND ADDRESS

After recording return to:

*Patrick L. Kittredge*  
446 Main St  
KFO

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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

