

09-13556 ATE 32198

86880



Aspen
TITLE & ESCROW, INC.

Vol 1788 Page 6866

WARRANTY DEED (INDIVIDUAL)

JOHN C. BODLE and JOSEPHINE A. BODLE INDIVIDUALLY AND AS CO-TRUSTEES OF
THE JOHN C. BODLE FAMILY TRUST DATED 7-30-76, hereinafter called grantor,
convey(s) to DAVID JOHN KRAAN and JOANNE ELIZABETH KRAAN, husband and wife
all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 7, Block 8, KLAMATH RIVER ACRES, in the County of Klamath,
State of Oregon.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE
SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPART-
MENT TO VERIFY APPROVED USES."

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 PLAN-
NING 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 \$ 80,000.00. However, the actual con-
sideration consists of or includes other property or value given or promised which is the whole consideration
(indicate which) (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural

IN WITNESS WHEREOF, the grantor has executed this instrument this 26 day of April, 1988.

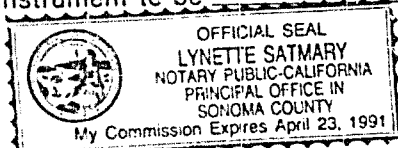
John C. Bodle

Josephine A. Bodle

STATE OF OREGON, County of _____)ss.

April 26, 19 *88*.

Personally appeared the above named *John C. Bodle & Josephine A. Bodle*
a Bodle and acknowledged the foregoing
instrument to be voluntary act and deed.



Before me: *Lynette Satmary*
Notary Public for *Sonoma County*
My Commission Expires: *4/23/91*

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath 1st Federal St
540 Klamath St
Klamath Falls OR 97601

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

Same as above

NAME, ADDRESS, ZIP

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 document/fee/file/
instrument/microfilm No. _____,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

NAME TITLE
By _____ Deputy

6867

EXHIBIT "A"

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Klamath River Acres.
2. Right, title or interest of the public, including governmental bodies in and to that portion of said premises lying below the ordinary high water line of the Klamath River and public rights of fishing and recreation in and to the shoreline of said river.
3. All matters arising from any shifting in the course of Klamath River, including but not limited to accretion, reliction and avulsion.
4. Property described herein lies within and is subject to the levies, liens and assessments of Klamath River Acres Road District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 29th day
of April A.D. 19 88 at 4:32 o'clock P M., and duly recorded in Vol. M88,
of Deeds on Page 6866.

FEE \$15.00

Evelyn Biehn County Clerk

By Bernetha A. Detoch