

NL 65026

WARRANTY DEED

Vol. 93 Page 17883

KNOW ALL MEN BY THESE PRESENTS, That Kenneth G. Kuhlman

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kenneth G. S. Delores Kuhlman

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The Northeast 21 2/3 feet of Lot 7 and Southwest 21 2/3 feet of Lot 8, Block 60, of Nichols Addition to the City of Klamath Falls, according to the official plat thereof, records of Klamath County, Oregon, and more particularly described as follows:

Beginning at the most Northerly corner of Lot 7, of Block 60, of Nichols addition to the City of Klamath Falls, Oregon, thence Northeasterly along the Southeasterly line of Grant Street in said city 21 2/3 feet; thence Southeasterly at right angles to Grant Street 120 feet; thence Southwesterly parallel with Grant Street 43 1/3 feet; thence Northwesterly at right angles with Grant Street 120 feet; thence Northeasterly along the southeasterly line of Grant Street 21 2/3 feet to the place of the beginning. Subject to easement for alley purposes described in deed from Edmund M. Chilcote et ux to Hohn E. Dreher, recorded Nov. 28, 1919 in Book 53, page 55, Deed Records of Klamath County, Ore., as follows: "Grantors agree to give grantee the right to use as (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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

and that grantor will warrant and forever defend the 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 \$ None

ⓐHowever, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ⓐ(The sentence between the symbolsⓐ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 22nd day of July, 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 DEPARTMENT TO VERIFY APPROVED USES.

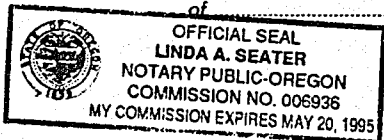
Kenneth G. Kuhlman

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on July 22, 1993, by Kenneth G. Kuhlman

This instrument was acknowledged before me on July 22, 1993, by Kenneth G. Kuhlman

as Kenneth G. Kuhlman of Klamath Falls, OR 97601



Linda A. Seater Notary Public for Oregon
My commission expires May 20, 1995

Kenneth G. Kuhlman
P.O. Box 5174
Klamath Falls, OR 97601
Grantor's Name and Address

Kenneth G. S. Delores Kuhlman
2029 Lawrence
Klamath Falls, OR 97601
Grantee's Name and Address

After recording return to (Name, Address, Zip):
Kenneth G. S. Delores Kuhlman
2029 Lawrence
Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Kenneth G. & Delores Kuhlman
2029 Lawrence
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 22 day of July, 1993, at 2 o'clock P.M., and recorded in book/reel/volume No. 17883 on page 17883 and/or as fee/file/instrument/microfilm/reception No. 17883, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By Kenneth G. Kuhlman, Deputy

30th CL

17083-A

LEGAL DISCRIPTION (Con't)

a driveway the southeasterly 10 feet of Lot 7 of Block and Addition."

Known as R-3809-029DC-02200-000 - Klamath County Tax Collectors office

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Kenneth F. Kuhlman the 22nd day
of July A.D. 19 93 at 2:38 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 17883.

FEE \$30.00

Evelyn Biehn . County Clerk

By Pauline Muelender