

NL

85041

07-29-94A09:42 RCVD WARRANTY DEED

Vol 94 Page 232289

KNOW ALL MEN BY THESE PRESENTS, That MARVIN G. KUHLMAN AND BEATRICE W. KUHLMAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TERRY ARDEN 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:

SEE ATTACHED LEGAL DESCRIPTION

(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 those of record and apparent to the land as of this date of this instrument

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 \$other than money. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 25th day of July, 1994; 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.

Marvin G. Kuhlman

Marvin G. Kuhlman

Beatrice W. Kuhlman

Beatrice W. Kuhlman

STATE OF OREGON, County of Canyon ss.

This instrument was acknowledged before me on July 25, 1994, by Marvin G. Kuhlman and Beatrice W. Kuhlman

This instrument was acknowledged before me on July 25, 1994, by

as

of

Karl K. Bentley

Notary Public for Oregon

My commission expires 6-16-00

Idaho

Mr. and Mrs. Marvin Kuhlman
2003 Santa Claira
Caldwell, Idaho 83605

Grantor's Name and Address

Terry Arden Kuhlman
3803 Crest
Klamath Falls, Oregon 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Terry Arden Kuhlman
3803 Crest
Klamath Falls, Oregon 97603

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

Terry Arden Kuhlman
3803 Crest
Klamath Falls, Oregon 97603

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON, } ss.
County of

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 and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By NAME TITLE Deputy.

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the East line of Crest Street which is South 88 degrees 44' West a distance of 1303.9 feet from the East quarter corner of Section 10; thence South 1 degree 08' East along the East line of Crest Street a distance of 144.5 feet to the North line of Landis Park, a platted subdivision; thence North 88 degrees 44' East along said North line a distance of 96.0 feet to the Northwestern line of the U.S.R.S. Drain; thence North 25 degrees 45' East along said Northwestern line a distance of 163.2 feet to its intersection with the East-West center line of Section 10; thence South 88 degrees 44' West a distance of 175.0 feet to the point of beginning; being in the NE1/4 SE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT a parcel of land situated therein more particularly described as follows: Beginning at an iron pin on the intersection of the North boundary of Landis Park subdivision and the East boundary line of Crest Street, said point being South a distance of 144.5 feet and West a distance of 1303.9 feet from the East one-fourth corner of said Section 10; thence Northerly along the East boundary line of Crest Street a distance of 80.5 feet; thence Easterly at right angles to Crest Street to the Westerly boundary line of the U.S.B.R. drain ditch; thence Southwesterly along the Westerly boundary line of said drain ditch to an iron pin on the Northeast corner of Lot 19, Landis Park; thence Westerly along the North line of said Lot 19 a distance of 96.0 feet more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 29th day
of July A.D., 19 94 at 9:42 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 23228.

FEE \$35.00

Evelyn Biehn -County Clerk

By Caroline Mullenbore