

NS

39104

97 JUN 11 P3:39 Vol. M97 Page 17968STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 11th day of June, 1997, at 3:39 o'clock P.M., and recorded in book/reel/volume No. M97 on page 17968 and/or as fee/file/instrument/microfilm/reception No. 39104, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

By Kathleen Roer, Deputy.

MTC 41060-MS

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

Terry A. Kuhlman and Jody J.

3803 Crest Street
Klamath Falls, OR 97603

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

Terry A. Kuhlman
3803 Crest Street
Klamath Falls, OR 97603

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ARTHUR B. KUHLMAN AND DIXIE M. KUHLMAN

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by TERRY A. KUHLMAN AND JODY J. KUHLMAN as tenants by the entirety, hereinafter called grantees, 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:

Lots 10, 11 and 12 of SUNSET BEACH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 except (if no exceptions, so state): except those of record and apparent to the land including that certain shared well agreement recorded in Volume M97 at page 11961, Microfilm Records of Klamath County Oregon.

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 \$ 30,000. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (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 11th day of June, 1997; if grantor is a corporation, 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Arthur B. Kuhlman
Arthur B. Kuhlman

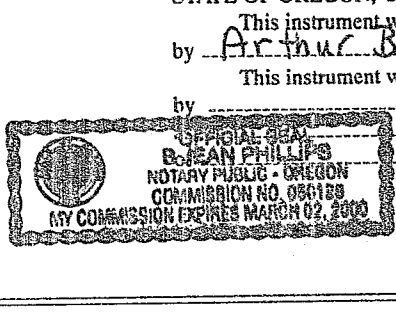
Dixie M. Kuhlman
Dixie M. Kuhlman

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 11, 1997, by Arthur B. Kuhlman and Dixie Kuhlman

This instrument was acknowledged before me on _____, 19____,

by _____



Notary Public for Oregon

My commission expires 3-2-2000