

38-10549

12570

KNOW ALL MEN BY THESE PRESENTS, That LLOYD ALLEN and DOROTHY ALLEN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ALEX KALITA and JOHN KALITA,

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Tract #66 in Lot 8, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, as shown on that certain map marked Exhibit "A" and attached to the Deed from Claudia L. Lorenz to the City of Chiloquin and recorded as a part thereof in Klamath County Deed Records Book M-66 at pages 11309 to 11313 and being more particularly described as follows:

Beginning at a point which is South 30° 30' West 510 feet, a distance from the inter-
(Description continued on reverse side)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are 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 above granted 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 \$ 750.00

~~Howsoever, the consideration herein stated is not to be taken as a limitation on the power of the grantor to convey the above described premises to any person or persons, and the grantor hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are 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;~~

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 12TH day of April, 1976; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Lloyd Allen
Lloyd Allen

Dorothy Allen
Dorothy Allen

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

April 12, 1976

Personally appeared the above named
Lloyd and Dorothy Allen

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL
SEAL)

Before me,

John A. Kalita

Notary Public for Oregon

My commission expires:

July 16, 1976

STATE OF OREGON, County of _____ ss.

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Personally appeared _____ and

who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of _____a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.
Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

WARRANTY DEED

(SURVIVORSHIP)

Lloyd Allen

Dorothy Allen

TO

Alex Kalita

John Kalita

Alex Kalita

P.O. Box 692

Chiloquin, OR 97624

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

No.

STATE OF OREGON,

County of _____ ss.

I certify that the within instru-
ment was received for record on the
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____
Record of Deeds of said County.Witness my hand and seal of
County affixed.

Title.

By _____

Deputy.

Until a change is requested, all
tax statements shall be sent to
the following name and address

☐ Alex Kalita P.O. Box 692 Chiloquin, OR 97624

(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

5396

section of the Westerly line of LaLakes Avenue with the Southerly line of Schonchin Street in the Townsite of West Chiloquin, Oregon; thence North 59° 30' West 125 feet; thence South 30° 30' West 50 Feet; thence South 59° 30' East 125 feet; thence North 30° 30' East 50 feet to the point of beginning.

Filed for record at 1:30 P.M. APRIL 14 1976
 duly recorded in V. L. M. 76 DEEDS 5395
 W. L. M. 76, County of

FEES 6.00

Hazel Draper