

1967

10537

KNOW ALL MEN BY THESE PRESENTS, That JOHN KALITA and ELEANOR C. KALITA

hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by HENRY F. HERZOG and MARIA F.
HERZOG, husband and wife

hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 1, Block 7, WOODLAND PARK, together with an undivided 1/88th interest in the following described land, two parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

Parcel I - Beginning at the Northwest corner of said Section 15, Twp. 34 S., Rge. 7 E.W.M. and running; thence along the North line of said Section North 89° 42' 15" East 400 feet; thence South 62.42 feet; thence South 46° 57' 20" West 408.82 feet to the Northeastly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence

(continued on other side)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove set forth

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 \$1,500.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) the whole

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 23rd day of December, 1971; 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.

John Kalita
Eleanor C. Kalita

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

DECEMBER 23, 1971

Personally appeared the above named John Kalita and Eleanor C. Kalita and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: Nov. 7, 1975

STATE OF OREGON, County of

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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 behalf 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)

NOTE—The difference between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

After Recording RETURN TO
Henry F. Herzog
PO Box 637
Ashland, Ore
97524

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

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 _____ on page _____ Record of Deeds of said County. Witness my hand and seal of County affixed.

By _____ Title _____ Deputy

12806-77

(legal description continued from other side)

North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

Parcel II - Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East W.M. and running thence North 89° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

SUBJECT TO: Reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
I, _____, Clerk for record of _____
this 3rd day of SEPTEMBER, A. D. 1976 at 11:23 o'clock A.M.
duly recorded in Vol. M 76 of DEEDS on Page 13806
Wm D. MILNE, County Clerk
By *Harold Drayton*

*300 due
given to
Harold
Letter 9-3-76*