

1-1-74

20252

WARRANTY DEED

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16189

KNOW ALL MEN BY THESE PRESENTS, That HAROLD HERNANDES and EMMA HERNANDES, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRADFORD W. KALITA, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7 in Block 42 of FIRST ADDITION TO KLAMATH FOREST

SUBJECT, however, to the following:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Klamath Forest Estates.
2. Conditions and restrictions, but omitting restrictions, if any, based on race, color religion or national origin, imposed by instrument, including the terms thereof, filed June 9, 1972 in Commissioners Journal, forming the Klamath Forest Estates-Sprague River Livestock District. ("No person shall allow or permit livestock of the bovine species, horses, mules, asses, sheep, goats and swine, to run at large within the boundaries hereinabove described")

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said 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 as noted of record as of the date of this deed or those apparent upon the land, if any, as of the date of this deed;

and that grantor will warrant and forever defend the said 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 \$ 650.00. However, the actual consideration consists of other property or value, or both, which is the subject of this deed, and which is not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 9th day of October, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Josephine, ss.

Personally appeared the above named Harold Hernandez and Emma Hernandez:

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires Feb. 1, 1977

STATE OF OREGON, County of Josephine, ss.

Personally appeared \_\_\_\_\_, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires Feb. 1, 1977

Harold and Emma Hernandez  
104 Sunny Valley Loop  
Sunny Valley, OR 97478  
GRANTOR'S NAME AND ADDRESS

Bradford W. Kalita  
P.O. Box 181  
Chiloquin, OR 97624  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Bradford W. Kalita  
P.O. Box 181  
Chiloquin, OR 97624  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Bradford W. Kalita  
P.O. Box 181  
Chiloquin, OR 97624  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 13th day of OCTOBER, 1976, at 3:40 o'clock P.M., and recorded in book M 76 on page 16189, or as file/reel number 20252.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Gray Deputy Recording Officer

FEE \$ 3.00