

22457

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That EARL J. SCHERER and HALLIE E. SCHERER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JOHN A. KALITA and JANET B. KALITA, 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 5 in Block 2 of 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 in the attached Exhibit "A" description.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE 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 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.

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 \$ 1,000.00.

Howsoever the above consideration is paid, in whole or in part, by cash, check, money order, or otherwise, the grantor hereby certifies that the same is the true and actual consideration for the premises hereinafter described, and that the same is not subject to any lien or claim of any person.

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 2nd day of Dec, 1976.
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 Klamath, ss.Personally appeared the above named Earl J. Scherer & Hallie E. Scherer

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

Notary Public for Oregon
My commission expires Oct. 14, 1979

STATE OF OREGON, County of _____, 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 _____

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:

Earl J. Scherer & Hallie E. Scherer
423 Pinewood Way
Gave Junction, OR 97523

John A. Kalita & Janet B. Kalita
P.O. Box 572
Chiloquin, OR 97624

After recording return to:
John A. Kalita & Janet B. Kalita
P.O. Box 572
Chiloquin, OR 97624

Until a change is requested all tax statements shall be sent to the following address:
John A. Kalita & Janet B. Kalita
P.O. Box 376
Chiloquin, OR 97624

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of _____, ss.
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 _____ or as file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

19446

EXHIBIT A

The following described real property in Klamath County, Oregon:

Lot 5 in Block 2 of WOODLAND PARK, together with an undivided 1/88th interest in the following described land, 2 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 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, 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 Northeasterly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence 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 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, 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' 10" West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 3rd day of DECEMBER A.D., 1976 at 12:14 o'clock P.M., and duly recorded in Vol. M 76,

of DEEDS on Page 19445

FEE \$ 6.00

WM. D. MILNE, County Clerk

By *Gazel D. Dugan* Deputy