

38-11957

21667

WARRANTY DEED (INDIVIDUAL)

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MARSHALL T. CURRAN, an estate in fee simple

hereinafter called grantor, convey(s) to

WASSILIJ KALMIK and DANA M. KALMIK, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 4 in Block 1, Tract No. 1067, THE HIGHLANDS, Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions, including the terms and provisions thereof, included in Deed from the State of Oregon to Rowe F. Kinney and Emma L. Kinney, dated January 21, 1948, recorded August 27, 1948 in Book 224 at page 259, Klamath County Deed Records, including the reservation of all coal, oil, gas and other minerals, together with the right to prospect for and remove same.

Restrictions, set back provisions and utility easements, as delineated on the recorded plat, but omitting restrictions, if any, based on race, color, religion or national origin.

Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,

Recorded: July 3, 1973

Book: M-73

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and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set out above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 9,950.00.

Dated this 26th day of January, 1977.

Marshall T. Curran
Marshall T. Curran

STATE OF OREGON, County of Klamath) ss.

On this 26th day of January

, 1977

personally appeared the above named

Marshall T. Curran

and acknowledged the foregoing

instrument to be his voluntary act and deed.

Before me:

Susan L. Stockwell

Notary Public for Oregon

My commission expires: 6-13-80

* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

CURRAN

TO
KALMIK

After Recording Return to:
Mr. and Mrs. W. Kalmik
8110 Apt. D
Bridgeport Way
S.W. Tacoma, Wash. 98499
and send tax statements to
Mr. and Mrs. W. Kalmik
address above

STATE OF OREGON,)

) ss.

County of KLAMATH)

I certify that the within instrument was received for record on the 26th day of JANUARY, 1977 at 3:25 o'clock P.M. and recorded in book M 77 on page 1482 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By Flag & Drazic Deputy

FEE \$ 3.00