

31118

## WARRANTY DEED (INDIVIDUAL)

Vol. 11 Page 11724

WASSILIJ KALMIK and DANA M. KALMIK, husband and wife

hereinafter called grantor, convey(s) to

PRESTON N. SHELTON and JUDY SHELTON, 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, in the County of Klamath and State of Oregon.

SUBJECT TO: (1) 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. (2) 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. (3) 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 in Book M-73 at page 8466.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth 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 28th day of June, 1977.

Wassilij Kalmik

Dana M. Kalmik

WASHINGTON  
STATE OF OREGON County of Pierce ) ss.

On this, the 28th day of June, 1977 personally appeared the above named Wassilij Kalmik and Dana M. Kalmik and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon Washington  
My commission expires: 10 April 1979

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)

KALMIK

TO

SHELTON

After Recording Return to:  
Mr. and Mrs. Preston Shelton  
1906 Madison  
Klamath Falls, Oregon 97601  
Send Tax Statements To:  
Mr. and Mrs. Shelton at the  
above noted address.

STATE OF OREGON,

) ss.

County of Klamath

I certify that the within instrument was received for record on the 1st day of JULY, 1977 at 3:41 o'clock PM. and recorded in book M77 on page 341 Records of Deeds of said County.

Witness my hand and seal of County affixed.

J. D. MEANE

COUNTY CLERK

Title

By

Deputy

PER \$ 3.00