

36970

WARRANTY DEED--SURVIVORSHIP

Vol. 77 Page 19153

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM K. KALITA

hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by NORMA J. ODOM, JOHN W. ODOM, Jr.,
KATHY TURLEY, STEVE ODOM, BECKY ODOM and JENNIFER ODOM

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in com-
mon but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the follow-
ing described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise
appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Lot 5 of Block 5, 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 in the attached des-
cription marked Exhibit "A" and by this reference made a part hereof.

SUBJECT, however, to the following:

1. An easement 60 feet in width, created by instrument, including the terms and provisions thereof, dated September 2, 1966, recorded October 21, 1966 in Book M-66 at page 10198, for electrical transmission in favor of Pacific Power and Light Company, over Government Lots 1 and 2 in Section 15, Township 34 South, Range 7 East of the Willamette Meridian.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Woodland Park.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances

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 \$1,900.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols \textcircled{O} , if 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 20th day of September, 1977; 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.

William K. Kalita
William K. Kalita

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath
September 20, 1977

ss.

Personally appeared the above named

William K. Kalita

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 12-22-78

STATE OF OREGON, County of) ss.

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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 be-
half 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:

William K. Kalita

P.O. Box 431

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Norma J. Odom, et al

3181 Maddux Drive

Palo Alto, CA 94303

GRANTEE'S NAME AND ADDRESS

After recording return to:

Norma J. Odom, et al

Same as above

NAME, ADDRESS, ZIP

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

Norma J. Odom, et al

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

I certify that the within instru-
ment 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.

Recording Officer

By Deputy

SPACE RESERVED
FOR
RECORDER'S USEck
100

EXHIBIT A

19154

The following described real property in Klamath County, Oregon:

Lot 5 in Block 5 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' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at request of~~

his 7th day of OCTOBER A. D. 1977 at 2:19 o'clock P. M., and

fully recorded in Vol. M77, of DEEDS on Page 19153

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Bunitha S. Retch*