

37483

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That RONALD L. LEE and GRETA L. LEE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM K. KALITA

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 8 in Block 4 of WINEMA PENINSULA UNIT NO. 2

SUBJECT, however, to the following:

1. An easement created by instrument, including the terms and provisions thereof, recorded May 10, 1959 in Book 314 at page 673 Deed Records, in favor of Klamath County for highway purposes over this and other property.

2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Winema Peninsula Unit No. 2.

3. Set back provisions as delineated on the recorded plat 25 foot set back lines along front and 20 foot along all sides and back lot lines.

(for continuation of this description, see reverse side)

(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 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 \$ 1,400.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ©, 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 September 3, 1977 day of September 3, 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.

(If executed by a corporation, affix corporate seal)

Ronald L. Lee

Greta L. Lee

STATE OF CALIFORNIA)
County of ORANGE) ss.
September 3, 1977STATE OF OREGON, County of) ss.
September 3, 1977Personally appeared the above named
Ronald L. Lee and
Greta L. LeePersonally 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 _____

and acknowledged the foregoing instrument to be their

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, EILEEN BARKS, Notary Public for Oregon, Principal Office in _____, My commission expires March 31, 1981

(OFFICIAL SEAL)

Ronald L. and Greta L. Lee
1423 Trenton Drive
Anaheim, CA 92802

GRANTOR'S NAME AND ADDRESS

William K. Kalita
P.O. Box 431
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

William K. Kalita

Same as above

NAME, ADDRESS, ZIP

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

William K. Kalita

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of _____

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
DeputySPACE RESERVED
FOR
RECORDER'S USE

19876

(description continued)

4. Utility easements as delineated on the recorded plat along all back and side lot lines.

5. Taxes for the year 1977-78 are now a lien, but not yet payable.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.

this 17th day of OCTOBER A. D. 1977 ^{4:02} P.M., and

duly recorded in Vol. M77, of DEEDS 19875

FEE \$ 6.00.

Wm D. MILNE, County Clerk

By Bernard A. Letcher