

39115

WARRANTY DEED

Vol. 77

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38-12587

KNOW ALL MEN BY THESE PRESENTS, That John Kalita and Eleanor C. Kalita,
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gene Wasson

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:

The North 110 feet of the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 26, Township 34 South, Range 7 East of the Willamette Meridian, lying East of Chiloquin-Pine Ridge Road, Klamath County, Oregon.
 SUBJECT, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.
2. Any existing easement visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status report recorded in Deed Volume 310 at page 335, Records of Klamath County, Oregon.
3. Any existing easement visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 310 at page 350, Deed Records.

(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,

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 \$1,750.00.
 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 15th day of November, 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)

STATE OF OREGON,

County of Klamath } ss.

November 15, 1977

Personally appeared the above named John Kalita and Eleanor C. Kalita

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

(OFFICIAL
 SEAL)

Notary Public for Oregon

My commission expires: 12-22-78

John & Eleanor C. Kalita

P.O. Box 181

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Gene Wasson

237 E. Burbank, Apt. A

Burbank, CA 91502

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gene Wasson

Same as above

NAME, ADDRESS, ZIP

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

Gene Wasson

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath } ss.Personally appeared Eleanor C. Kalita

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 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:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 16th day of NOVEMBER, 1977, at 2:32 o'clock P.M., and recorded in book M77 on page 22320 or as file/reel number 39115.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Handwritten Signature Deputy

FEE \$ 3.00