

TA;38-M-13567-4

FORM No. 633—WARRANTY DEED (Individual or Corporate)

1-1-74

40670

WARRANTY DEED

Vol. 11 Page 24551



KNOW ALL MEN BY THESE PRESENTS, That JOHN KALITA and ELEANOR C. KALITA, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALEX D. KRENTEL, hereinafter called 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: See Attached Exhibit 'A' and by this reference made a part hereto

Subject to reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

NOTE: This Deed is to replace a Lost Deed issued September 29, 1972.

(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

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 \$ 1350.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 30 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)

JOHN KALITA

ELEANOR C. KALITA

STATE OF OREGON,)
County of KLAMATH) ss.
November 30, 1977.

STATE OF OREGON, County of) ss.
November 30, 1977.

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 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:

(OFFICIAL SEAL)

Personally appeared the above named JOHN KALITA and ELEANOR C. KALITA

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

Before me: [Signature]

Notary Public for Oregon
My commission expires: 7-21-81

Notary Public for Oregon
My commission expires:

KALITA

GRANTOR'S NAME AND ADDRESS

KRENTEL

GRANTEE'S NAME AND ADDRESS

After recording return to:

Transamerica Title Insurance Co.
600 Main Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

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.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer

By _____ Deputy

and
Lot 13 in Block 3 of WOODLAND PARK, /an undivided one-half interest
in Lot 15 in Block 3 of WOODLAND PARK, TOGETHER WITH an undivided 2/88th
interest in two parcels situated in Government Lots 1 and 2, Section 15,
Township 34 South, Range 7 East of the Willamette Meridian, 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 $89^{\circ}42'15''$ East 400 feet; thence South
62.42 feet; thence South $46^{\circ}57'20''$ West 408.82 feet to the Northeasterly
bank of the Williamson River; thence following said river bank North
 $37^{\circ}53'20''$ West 136.90 feet; thence North $16^{\circ}33'$ 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
 $89^{\circ}42'15''$ East 400.0 feet along the North line of said Section 15;
thence South 62.42 feet; thence South $50^{\circ}43'50''$ East 453.16 feet;
thence South $76^{\circ}17'30''$ East 886.79 feet to the true point of
beginning of this description; thence South $35^{\circ}56'30''$ West 446.55
feet to a point on the Northeasterly bank of Williamson River; thence
South $45^{\circ}32'20''$ East 84.00 feet; thence North $44^{\circ}52'10''$ East 411.58
feet; thence North $34^{\circ}25'40''$ 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 TRANSAMERICA TITLE INS. CO.
this 20th day of DECEMBER A. D. 19 77 at 3:32 o'clock P.M. and
duly recorded in Vol. M77, of DEEDS on Page 24551

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Drazel