

42212

WARRANTY DEED

Vol. 78 Page 1552

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM G. NEUBERT and ELIZABETH A. NEUBERT, husband and wife, 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:

A portion of Lot 26 of Section 18, Township 35 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, said parcel being a strip of land bounded on the East by the West boundary of State Highway No. 427, bounded on the West by Agency Lake, bounded on the South by a line parallel and 110 feet North of the South Line of said Lot 26, and bounded on the North by a line 235 feet North of and parallel to the South boundary of said Lot 26.

SUBJECT TO:

1. Rights of the public and governmental bodies to that portion of the premises lying below the high water mark of Agency Lake, and within the limits of streets, roads or highways.
2. Reservations as contained in Land Status Report recorded September 28, 1958 in Volume 304 at page 132, Deed Records of Klamath County, Oregon.
3. Mortgage dated October 14, 1977, recorded October 14, 1977, microfilm records of Klamath County, Oregon, executed by William K. Kalita in favor of John C. Argetsinger and Doris J. Argetsinger, which mortgage Grantor herein holds Grantee harmless from.

(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 THOSE AS SET FORTH ABOVE,

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 \$12,500.00. 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 25th day of January, 1978; 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

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

January 25, 1978

Personally appeared the above named

William K. Kalita

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-19-78

STATE OF OREGON, County of _____, ss.

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

KALITA

GRANTOR'S NAME AND ADDRESS

NEUBERT

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. William G. Neubert
Rt. 1, Box 628 B
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 26th day of January, 1978, at 9:26 o'clock AM., and recorded in book M78 on page 1552 or as file/reel number 42212.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Kenneth A. Dech Deputy

Fee \$3.00