

1-1-74

44405

WARRANTY DEED

Vol. M 78 Page 4547KNOW ALL MEN BY THESE PRESENTS, That WILLIAM K. KALITA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK L. ZIEGELMEYER and SANDRA J. ZIEGELMEYER, 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 235 feet North of the South line of said lot 26, and bounded on the North by a line 375 feet North of and parallel to the South boundary of said Lot 26.

SUBJECT TO:

1. Rights of the public and of governmental bodies in and to that portion of the premises lying below the high water mark of Agency Lake.
2. Rights of the public in and to any portion of this premises lying within the limits of streets, roads or highways.
3. Reservations contained in Land Status Report recorded Sept. 28, 1958, Vol 304, page 132, Deed Records of Klamath County, Oregon
4. Mortgage executed by William K. Kalita in favor of John C. Argetsinger and Doris J. Argetsinger, recorded October 14, 1977 in Vol. M77, page 19745, Microfilm Records of K. C. which Buyers Do Not Assume and are held harmless therefrom. Further, Seller covenants with\*

(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 to Buyers that said Mortgage will be paid in full at the time of or prior to, payment in full of Buyers Note and Trust Deed to Seller.

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 \$14,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 8th day of March, 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 ) ss.  
March 9th, 19 78

Personally appeared the above named

WILLIAM K. KALITA

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

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 7/19/78

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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:

Kalita

GRANTOR'S NAME AND ADDRESS

Ziegelmeyer

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Jack Ziegelmeyer  
6245 Bryant Street  
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 ) ss.

I certify that the within instru-  
ment was received for record on the  
10th day of March, 1978,  
at 9:08 A.M., and recorded  
in book M78 on page 4547 or as  
file/reel number 44405,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm. D. Milne

By Bernice A. Jelsch Recording Officer  
Deputy