

48704

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. M78 Page 10742

KNOW ALL MEN BY THESE PRESENTS, That JOHN A. KALITA and JANET B. KALITA,  
husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM K. KALITA,  
a single person  
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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See attached description marked Exhibit "A" and by this reference made a part hereof,  
SUBJECT, however, to a mortgage, including the terms and provisions thereof, with  
interest thereon given to secure the payment of \$25,000.00

Dated : February 1, 1978  
Recorded : March 7, 1978 in Book M-78, pages 4296-4298  
Mortgagor : John A. Kalita and Janet B. Kalita, husband and wife  
Mortgagee : John Kalita and Eleanor C. Kalita, husband and wife,

which mortgage the grantee hereby assumes and agrees to pay according to its terms  
and also hereby assumes the obligation of John A. Kalita and Janet B. Kalita, husband  
and wife, the unpaid principal balance of which is \$24,000.00 owed to John Kalita and  
Eleanor C. Kalita.

(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 \$25,000.00  
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 15th day of May, 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.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,  
County of Klamath } ss.  
May 15, 1978

Personally appeared the above named John A. Kalita and Janet B. Kalita

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

(OFFICIAL  
SEAL)

Before me:  
Linda Dawn Paugh

Notary Public for Oregon

My commission expires: 10/16/79

John A. and Janet B. Kalita  
P.O. Box 572  
Chiloquin, OR 97624  
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, County of \_\_\_\_\_ } ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_

and  
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 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.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL  
SEAL)

STATE OF OREGON,  
County of \_\_\_\_\_ } ss.

I certify that the within instru-  
ment 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  
Deputy

## EXHIBIT "A"

A portion of the  $W\frac{1}{2}W\frac{1}{2}NW\frac{1}{4}$  of Section 1 and the  $E\frac{1}{2}E\frac{1}{2}NE\frac{1}{4}$  of Section 2, all in Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the North-South section line between said Sections 1 and 2, said point being 375 feet North of the quarter corner common to said sections; thence East to the East boundary of the  $W\frac{1}{2}W\frac{1}{2}NW\frac{1}{4}$  of said Section 1; thence North along the East boundary of said  $W\frac{1}{2}W\frac{1}{2}NW\frac{1}{4}$  of Section 1 to the North section line of said Section 1; thence West along said section line to the Northwest corner of said Section 1, also being the Northeast corner of said Section 2; thence West along the North section line of said Section 2 to the East boundary of the Chiloquin Ridge Road (Indian Service Road S-45); thence Southerly along said East boundary of the Chiloquin Ridge Road to a point 375 feet North of the centerline running East and West through said Section 2; thence East parallel to said centerline to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at 3:28 PM~~

the 22nd day of May A. D. 1928 at 3:28 clock PM., on

tuly recorded in Vol. M78, of Deeds on Page 10742

Wm D. MILNE, County Clerk

By Lemetha J. Ketch

Fee \$6.00