

1-1-74

48060

WARRANTY DEED

Vol. 78 Page 11240KNOW ALL MEN BY THESE PRESENTS, That WILLIAM K. KALITA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CARLTON A. PLUMMER, 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:

Lot 11, Block 35, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT, however, to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Nimrod River Park Road District.
2. Reservations and restrictions as recorded in Volume M67, page 1751 and amended reservations and restrictions recorded in Volume M67, page 5062, Microfilm Records of Klamath County, Oregon, (copy attached).
3. A 50-foot easement for power transmission line over Northerly portion of lot as shown on dedicated plat.  
(for continuation of this description, see reverse side)

(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 \$ 800.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).<sup>⓪</sup> (The sentence between the symbols <sup>⓪</sup>, 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 26<sup>th</sup> 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.

William K. Kalita

William K. Kalita

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

May 26, 1978

Personally appeared the above named

William K. Kalita

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

Before me:

(OFFICIAL SEAL)

William B. Kalita

Notary Public for Oregon

My commission expires: 12-22-78

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

Personally appeared \_\_\_\_\_, 19\_\_\_\_

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)

William K. Kalita

P. O. Box 431

Chiloquin, Oregon 97624

GRANTOR'S NAME AND ADDRESS

Carlton A. Plummer

General Delivery  
Sprague River, OR 97639

GRANTEE'S NAME AND ADDRESS

After recording return to:

Carlton A. Plummer

General Delivery  
Sprague River, OR 97639

NAME, ADDRESS, ZIP

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

Carlton A. Plummer

General Delivery  
Sprague River, OR 97639

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

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.

Recording Officer

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

15  
78 MAY 26 PM 2 15

606

11240

WARRANTY DEED

11241

(description continues as follows):

4. Easements as contained in plat dedication, to wit:  
"Subject to a sixteen (16) foot easement for future public utilities along the back and side lines of all lots, said easements to be centered on lines of adjacent lots; subject also to a twenty (20) foot building setback line along the front of all lots and to easements and restrictions of record and additional restrictions as provided in any recorded protective covenants."

This deed is being recorded in the office of the County Clerk of Clatsop County, Oregon, for the purpose of recording the same.

Witness my hand and seal this 26th day of May, 1978.

Notary Public for Oregon

STATE OF OREGON, COUNTY OF CLATSOP

Subscribed and sworn to before me this 26th day of May, 1978, at 2:15 o'clock PM, and duly recorded in Vol. 11240, of Deeds, on Page 11240.

Witness my hand and seal this 26th day of May, 1978.

Notary Public for Oregon

W. D. MILNE, County Clerk

*Benjamin A. Felsch*

Fee \$6.00

and that the grantor has executed this deed and those appearing upon the face, in any, as of the date of this deed, been hit to the deed.

and that the grantor has executed this deed and those appearing upon the face, in any, as of the date of this deed, been hit to the deed.

and that the grantor has executed this deed and those appearing upon the face, in any, as of the date of this deed, been hit to the deed.

and that the grantor has executed this deed and those appearing upon the face, in any, as of the date of this deed, been hit to the deed.

and that the grantor has executed this deed and those appearing upon the face, in any, as of the date of this deed, been hit to the deed.

*William K. Kellett*

William K. Kellett

STATE OF OREGON, County of Clatsop

Notary Public for Oregon

Notary Public for Oregon

Notary Public for Oregon

Notary Public for Oregon

Notary Public for Oregon

Notary Public for Oregon

Notary Public for Oregon

Notary Public for Oregon

Notary Public for Oregon

Notary Public for Oregon

Notary Public for Oregon

Notary Public for Oregon

Notary Public for Oregon

Notary Public for Oregon

Notary Public for Oregon

Notary Public for Oregon

Notary Public for Oregon

Notary Public for Oregon

Notary Public for Oregon

Notary Public for Oregon

Notary Public for Oregon

Notary Public for Oregon

Notary Public for Oregon