

1-1-74

71474

WARRANTY DEED

Vol. 79 Page 18008

KNOW ALL MEN BY THESE PRESENTS, That CRAIG D. HOGUE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

BRADFORD W. KALITA

, 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 4, Block 51, FIRST ADDITION TO KLAMATH FOREST ESTATES, in the County of Klamath, State of Oregon.

SUBJECT, however, to the following:

1. Restrictions, but omitting restrictions, if any, based on race, color religion or national origin, as shown on the recorded pleat of First Addition to Klamath Forest Estates.
2. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, filed June 9, 1972 in Commissioners Journal, forming the Klamath Forest Estates-Sprague River Livestock District. ("No person shall allow or permit livestock of the bovine species, horses, mules, asses, sheep, goats and swine, to run at large within the boundaries hereinabove described.")

(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 \$ 900.00.

ⓐ 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 day of July 20, 1979; 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)

X Craig D. Hogue
Craig D. Hogue

STATE OF OREGON, County of Santa Barbara, ss.
July 20, 1979.

Personally appeared the above named

Craig D. Hogue

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

Before me:

Notary Public for OREGON California

My commission expires:

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 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)

Notary Public for Oregon

My commission expires:

Craig D. Hogue
4121 St. Andrews St.
Sacramento, CA 95813

GRANTOR'S NAME AND ADDRESS

Bradford W. Kalita
PO Box
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bradford W. Kalita
PO Box
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

Bradford W. Kalita
PO Box
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH) ss.

I certify that the within instrument was received for record on the 20th day of July, 1979, at 10:26 o'clock A.M., and recorded in book M 79 on page 18008 or as file/reel number 71171.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Bernetha J. Litch Recording Officer Deputy

FEE \$ 3.00

OFFICIAL SEAL

JOE ANN BLANCO

NOTARY PUBLIC - CALIFORNIA

SANTA BARBARA COUNTY

My comm. expires AUG 29, 1981

