

82320

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD H. KOWALIS and LOIS DARLENE KOWALIS, 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:

- SEE REVERSE SIDE OF THIS DEED -

(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 stated on the reverse side of this deed, or 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 \$39,000.00.

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 March, 1980; 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)

Lois Darlene Kowalis
LOIS DARLENE KOWALIS

STATE OF OREGON,

County of Klamath

March 25, 1980.

Personally appeared the above named
LOIS DARLENE KOWALIS

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

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires: 6/19/83

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19____

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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 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:

Mrs. Lois Darlene Kowalis
P.O. Box 225
Midland, OR 97634

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Ronald H. Kowalis
P.O. Box 225
Midland, OR 97634

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

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.

By _____

Recording Officer
Deputy

Beginning at the Southeast corner of Lot 10 in Block 1, MIDLAND HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North $20^{\circ} 42' 30''$ East along Jennie Drive 200 feet; thence North $69^{\circ} 17' 30''$ West 94.86 feet to the beginning of a curve to the right; thence along a curve to the right with a radius of 50 feet through a central angle of $25^{\circ} 51' 14''$ for a distance of 22.56 feet to the true point of beginning; thence continuing along said curve through a central angle of $15^{\circ} 33' 20''$ for a distance of 13.57 feet; thence along a curve to the left with a radius of 50 feet through a central angle of $74^{\circ} 06' 34''$ for a distance of 64.66 feet; thence North $11^{\circ} 59' 30''$ West 157.95 feet; thence South $69^{\circ} 17' 30''$ East 156.71 feet to the Northwest corner of the parcel conveyed by deed recorded December 6, 1971 in Volume M71, page 12771, Microfilm Records of Klamath County, Oregon; thence South $20^{\circ} 42' 30''$ West along the Northwesternly line of said parcel 145.01 feet to the true point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Midland Hills Water District.
3. Reservations as contained in plat dedication.
4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded April 29, 1970 in Volume M70, page 3339, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.
 this 25th day of March A. D. 1980 at 12:45 o'clock P. M., and
 duly recorded in Vol. 180, of Deeds on Page 5563

W. D. MILNE, County Clerk

By Bernetha Hellock

Fee \$7.00