

1-1-74

82745

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

BRADFORD W. KALITA

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

HARLEY S. AMES

, 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:

The East one-half of Lot 1, Block 3, Winema Peninsula Unit 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1. Reservations and restrictions as contained in dedicated plat, to wit; "(1) No highway access permitted to Lot 1, Block 1 and Lot 8, Block 2; (2) A 50 foot building set back line along the Williamson River-Chiloquin Highway; (3) A 20 foot building setback line on the front of all lots as shown on the annexed plat; (4) All easements and reservations of record."

2. Subject to a 20 foot building setback from streets as shown on dedicated plat.

3. Trust Deed, including the terms and provisions thereof, given to

(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 \$8,500.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the~~ consideration (indicate which).<sup>(1)</sup> (The sentence between the symbols<sup>(1)</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 1st day of April, 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.

Bradford W. Kalita  
Bradford W. Kalita

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of Klamath

Ceprie

1980

Personally appeared the above named

Bradford W. Kalita

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

Before me:

Nita Beau

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-16-83

STATE OF OREGON, County of ) ss.

, 19

Personally appeared

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

, 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:

Bradford W. Kalita

P.O. Box 181

Chiloquin, Ore. 97524

GRANTOR'S NAME AND ADDRESS

Harley S. Ames

Harriman Route, Box 74B

Klamath Falls, Ore. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Harley S. Ames

Harriman Route, Box 74B

Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

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

Harley S. Ames

Harriman Route, Box 74B

Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

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/reel/volume No. on

page or as document/fee/file/

instrument/microfilm No.

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

NAME

TITLE

By

Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

20 APR 4 10 48

6299

continued from the front;

secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: November 21, 1979

Recorded: November 23, 1979

Volume: M79, page 27397, Microfilm Records of Klamath County, Oregon

Amount: \$4,800.00

Grantor: Bradford W. Kalita

Trustee: Transamerica Title Ins. Company

Beneficiary: Janice H. Johnson

Grantee herein does not assume or agree to pay said Trust Deed and the Note it secures and Grantor herein covenants to hold Grantee harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 4th day of April A. D. 1980 at 10:48 clock AM., on

filed and recorded in Vol. M80, of Deeds on Page 6298

Wm D. MILNE, County Clerk

By Berntha H. Hetch

Fee \$7.00