

1-1-74

94981

38-22953
WARRANTY DEED

Vol. 78/ Page 1035

KNOW ALL MEN BY THESE PRESENTS, That JOHN KALITA and ELEANOR C. KALITA, husband and wife,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLARENCE RICHARD WELLS
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 2, Block 3, ORIGINAL TOWN OF CHILOQUIN, in the County of Klamath, State of Oregon.

(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 \$5,000.00.
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 10th day of January, 1981;
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.
January 10, 1981.

Personally appeared the above named

John Kalita & Eleanor C. Kalita

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

Before me:

(OFFICIAL SEAL) John A. Kalita

Notary Public for Oregon

My commission expires: July 16, 1984

STATE OF OREGON, County of) ss.
January 10, 1981.

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

John Kalita & Eleanor C. Kalita
P.O. Box 181
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Clarence Richard Wells
P.O. Box 511
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Clarence Richard Wells
P.O. Box 511
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

Clarence Richard Wells
P.O. Box 511
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath)

I certify that the within instrument was received for record on the 22nd day of January, 1981, at 3:34 o'clock P.M., and recorded in book/reel/volume No. M81 on page 1035 or as document/tee/file/instrument/microfilm No. 94981, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

By Bernetha H. Detach Deputy

Fee \$3.50