

1-1-74

96833

WARRANTY DEED

Vol. M 8 / Page 4114

KNOW ALL MEN BY THESE PRESENTS, That BRADFORD W. KALITA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT L. REISH, 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:

Lots 3 and 4, Block 30, FIRST ADDITION TO KLAMATH FOREST ESTATES, 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. Reservations as contained in plat dedication, to wit:
"Subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record."

2. Reservations as contained in Deed recorded June 11, 1959 in Volume 313, page 275, Deed Records of Klamath County, Oregon.

(for continuation of these exceptions, 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 \$ 8,750.00

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 6 day of March, 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,
March 6, 1981.

Personally appeared the above named Bradford W. Kalita

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

Before me: James B. Kalita

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 12-25-82

STATE OF OREGON, County of Klamath,
March 6, 1981.
Personally appeared Bradford W. Kalita and Robert L. Reish, 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 KLAMATH FOREST ESTATES, INC., 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: James B. Kalita

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 12-25-82

Bradford W. Kalita
P.O. Box 181
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Robert L. Reish
35 S. "M" Street
Lakeview, OR 97630

GRANTEE'S NAME AND ADDRESS

After recording return to:
Robert L. Reish
35 S. "M" Street
Lakeview, OR 97630

NAME, ADDRESS, ZIP

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

Robert L. Reish
35 S. "M" Street
Lakeview, OR 97630

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 6 day of March, 1981, at 6 o'clock M., and recorded in book/reel/volume No. 131 on page 131 or as document/fee/file/instrument/microfilm No. 131.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
By James B. Kalita Deputy

KNOW ALL MEN BY THESE PRESENTS, That BRADFORD W. KAITIA
hereafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT L. REISH
the sum of \$845.00, have granted, sold and conveyed unto the said grantee and his heirs, successors and
assigns, that certain real property, with the improvements, hereinafter described, and all easements and reservations
belonging thereto, situated in the County of Klamath
and State of Oregon, described as follows, to-wit:

Lot 3 and A, Block 30, FIRST ADDITION TO KIAMATH FOREST ESTATES, accord-
ing to the official plat thereof on file in the office of the County Clerk
of Klamath County, Oregon.

SUBJECT, however, to the following:
1. Reservations as contained in plat dedication, to-wit:
"Subject to a 16 foot easement centered on the back and side lines of
all lots for future public utilities and to all easements and reserva-
tions of record."

2. Reservations as contained in Deed recorded June 11, 1959 in Volume
275, Deed Records of Klamath County, Oregon.

3. Reservation of those exceptions, see reverse side)
I have and to hold the same unto the said grantee and his heirs, successors and assigns forever,
that said grantor hereby covenants to and with said grantee and his heirs, successors and assigns, that
the same shall be held in fee simple of the above described premises, free from all encumbrances, except as
and, if any, as of the date of this deed.

(exceptions continued from front side)

3. Trust Deed, including the terms and provisions thereof, given to secure
an indebtedness with interest thereon and such future advances as may be
provided therein.
Dated: September 27, 1977
Recorded: April 5, 1978

Volume: M78, page 6486, Microfilm Records of Klamath County, Oregon.
Amount: \$845.00
Grantor: Ross Edward Parson or Margaret Diane Parson
Trustee: Klamath County Title Company
Beneficiary: Klamath Falls Forest Estates (Affects Lot 4)
which grantee herein does not assume and agree to pay, and the grantor
further covenants to hold the grantee harmless therefrom.

4. Trust Deed, including the terms and provisions thereof, given to secure
an indebtedness with interest thereon and such future advances as may be
provided therein.
Dated: October 28, 1977
Recorded: April 5, 1978

Volume: M78, page 6489, Microfilm Records of Klamath County, Oregon.
Amount: \$850.00
Grantor: Ross Edward Parson or Margeret Dianne Parson, husband and wife
Trustee: Klamath County Title Company
Beneficiary: Klamath Falls Forest Estates (Affects Lot 3)
which grantee herein does not assume and agree to pay, and the grantor
further covenants to hold the grantee harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 9th day of March A.D. 1981 at 8:55'clock A.M. and
duly recorded in Vol. M81 of Deeds on Page 4114

By Evelyn Diem, County Clerk

Fee \$7.00

Witness my hand and seal of
County of Klamath, Oregon
this 9th day of March A.D. 1981