

WARRANTY DEED—TENANTS BY ENTIRETY

14504

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

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by VANDY F. HOVANEC and MADELYNNE H. HOVANEC, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 20 in Block 3 of WOODLAND PARK, together with an undivided 1/88th interest in the following described land: 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described in the attached Exhibit "A" description and by this reference made a part hereof.

Subject, however, to the following:

1. The rights of the public and of Governmental bodies in and to any portion lying below the mean high water line of Williamson River.
2. An easement 60 feet in width created by instrument, including the terms and provisions thereof, dated September 2, 1966, recorded October 21, 1966 in M-66 at page 10198, for electrical transmission in favor of Pacific Power & Light Company, over said Government Lots 1 and 2 of Section 15.
3. Restrictions shown on the Plat of Woodland Park.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their 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 as of the date of this deed

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 \$ 2,100.00. 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 11th day of August, 1982; 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
August 11, 1982

Personally appeared the above named
Bradford W. Kalita

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7-16-84

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 _____

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:

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

GRANTOR'S NAME AND ADDRESS

Vandy F. Hovanec, et ux.
33 Walnut Circle
Rohnert Park, CA 94928

GRANTEE'S NAME AND ADDRESS

After recording return to:

Vandy F. Hovanec, et ux
(same as above)

NAME, ADDRESS, ZIP

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

Vandy F. Hovanec, et ux
(same as above)

NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.

County of _____
I certify that the within instrument 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.

By _____ Deputy

EXHIBIT A

10405

The following described real property in Klamath County, Oregon:

Lot 20 in Block 3 of WOODLAND PARK, together with an undivided 1/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North 89° 42' 15" East 400 feet; thence South 62.42 feet; thence South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence North 89° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

11:22

This 12 day of August A.D. 1982 at _____ o'clock A.M.

duly recorded in Vol. M82, of _____, on page 10404

Fee \$8.00

EVELYN BIEHN County Clerk

By *Joyce McPherson*