

33079

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KNOW ALL MEN BY THESE PRESENTS, That JOHN KALITA and ELEANOR C. KALITA, husband and wife

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

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:

That portion of the SE $\frac{1}{4}$  in Section 25, Township 32 South, Range 7 East of the Willamette Meridian, lying easterly of the center thread of the Williamson River,

TOGETHER WITH a 60 foot easement from the existing road on the West bank of the Williamson River to the center thread of the Williamson River for bridge construction purposes. Said easement to be located 990 feet North of the South boundary of Section 25, Township 32 South, Range 7 East of the Willamette Meridian.

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 those reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

and that grantor will warrant and forever defend the above granted 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 \$30,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration.~~

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 20th day of August, 1971; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

John Kalita  
Eleanor C. Kalita

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.  
August 20, 1971

Personally appeared the above named John and Eleanor C. Kalita

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-31-74

NOTE—This sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, and

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.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

# WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Jerry Oldenkamp  
3202 Campanil Dr.  
Santa Barbara, Ca. 93109

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 30th day of January, 1984, at 4:12 o'clock P.M., and recorded in book MS4 on page 1636 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn  
Klamath County Clerk Title

Fee: \$4.00

By [Signature] Deputy