

1-1-74

36104

WARRANTY DEED—TENANTS BY ENTIRETY

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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 the grantor paid by CEPHAS R. DANIELS
and LAVON G. DANIELS, 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 ap-
pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The East 40 feet of Lot 1 in Block 10, FIRST ADDITION TO CHILOQUIN, OREGON, more particularly described as follows:

Beginning at the Southeast corner of said Lot 1; thence West along the South line of said Lot 40 feet; thence North 74.4 feet, parallel to the East line of said Lot, to the North line of said lot; thence East on said North line 40 feet to the Northeast corner of said lot; thence South along the East line of said Lot 74.4 feet to the place of beginning.

SUBJECT, HOWEVER, TO: Party Wall Agreement, including the terms and provisions thereof, Recorded: December 3, 1937 Book: 78 Page: 28
Between: George T. Richard and Klamath Ice and Storage Co.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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, 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 \$14,150.00

~~However, the actual consideration consists of 0.04 homestead exemption property, social security or pension benefits, or other benefits.~~ (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 5TH day of April, 1976; 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)

John Kalita
Eleanor C. Kalita
John Kalita
Eleanor C. Kalita

STATE OF OREGON,)
County of Klamath) ss.
April 5TH, 1976

STATE OF OREGON, County of) ss.
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Personally appeared the above named John Kalita and Eleanor C. Kalita, husband and wife

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

Before me:
John A. Kalita
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires July 16, 1976

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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

WINEMA REAL ESTATE
P.O. Box 376
CHILOQUIN, OR 97624
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 30th day of April, 1984, at 11:18 o'clock A.M., and recorded in book M84 on page 7112 or as file/reel number 36104, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pam Smith, Deputy

Fee: \$4.00