

40418

MOUNTAIN TITLE COMPANY INC.

KNOW ALL MEN BY THESE PRESENTS, That

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husband and wife

JOHN KALITA and ELEANOR C. KALITA,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM F. DAVIS and JOAN M. DAVIS, not as tenants in common, but with the right of survivorship 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:

The SW 1/4 SW 1/4 of Section 7, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1984-1985, a lien, not yet due and payable.
2. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Potential Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied.

## MOUNTAIN TITLE COMPANY INC.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

(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 stated above and those apparent upon the land, if any, 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 \$14,000.00. The actual consideration consists of or includes other property or value given or promised which is 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 23rd day of August, 1984; 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

August 23, 1984

JOHN KALITA and ELEANOR C. KALITA, husband and wife

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

(OFFICIAL SEAL)

Christi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

John Kalita and Eleanor C. Kalita

P.O. Box 181  
Chiloquin, OR 97623

GRANTOR'S NAME AND ADDRESS

William F. Davis and Joan M. Davis

P.O. Box 335  
Creswell, OR 97626

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 23 day of August, 1984, at 3:42 o'clock P.M., and recorded in book M84 a page 14641 or as file/roll Number 40418

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By [Signature] Recording Officer  
Deputy

Fee: \$4.00

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