

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. m83 Page 3083

97295

MTL-20849K

KNOW ALL MEN BY THESE PRESENTS, That
GARY M. REID and DIANE M. REID, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
WILLIAM K. KALITA

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 Westerly 220 feet of a tract of land in Sections 35 and 36, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows: All that portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 35 and the NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 36, lying North of the center thread of the Sprague River and South of the existing Chiloquin-Sprague River Highway, SAVE AND EXCEPT the most Westerly 700 feet.

Klamath County Tax Account #3407-03540-01500.
SUBJECT TO: Trust Deed, including the terms and provisions thereof dated September 7, 1983, and recorded September 16, 1983, in Volume M83, page 16083, Microfilm Records of Klamath County, Oregon, in favor of Michael Robert Mann and Carol Lynn Lara, husband and wife, as Beneficiary, which the above named Grantee hereby agrees to assume and pay in full.

MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 all those of record 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 \$ 16,277.14

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 16 day of January, 1989; 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)



OFFICIAL SEAL
Barbara E. Buffington
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Commission Expires May 4, 1990

STATE OF CALIFORNIA

County of Riverside
February 7, 1989

Personally appeared the above named
GARY M. REID and DIANE M. REID

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

Before me:

(OFFICIAL SEAL)

Barbara E. Buffington
Notary Public for Oregon
My commission expires: 5/4/90

GARY M. REID

see Notary on reverse - KR-

DIANE M. REID

STATE OF OREGON, County of) ss.

Personally appeared

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:



RIVERSIDE COUNTY
My Comm. Expires July 31, 1990

GARY M. REID and DIANE M. REID
P.O. Box 845
Winchester, CA 92396
GRANTOR'S NAME AND ADDRESS

WILLIAM K. KALITA
P.O. Box 431
Chiloquin, OR 97624
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

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer

Deputy

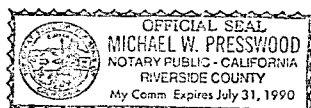
GENERAL ACKNOWLEDGMENT

State of CALIFORNIA } ss.
 County of RIVERSIDE }

On this the 14th day of FEBRUARY 19 89 before me,

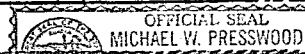
MICHAEL W. PRESSWOOD
 the undersigned Notary Public, personally appeared

GARY M. REID



☐ personally known to me
☒ proved to me on the basis of satisfactory evidence
 to be the person(s) whose name(s) IS subscribed to the
 within instrument, and acknowledged that IT executed it.
 WITNESS my hand and official seal.

Michael W. Presswood
 Notary's Signature



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 17th day
 of Feb. A.D., 19 89 at 2:41 o'clock P. M., and duly recorded in Vol. M89,
 of Deeds on Page 3083.

FEE \$13.00

Evelyn Biehn County Clerk

By Online Mission