

1967/50

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MTC-1396-1661

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KNOW ALL MEN BY THESE PRESENTS, That

Johnnie W. Scott, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William K. Kalita

, 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:

Lot 7 of Block 50, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities, and to all easements and reservations of record, as shown on dedicated plat.

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. (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

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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is ~~the whole~~ consideration (indicate which).^①

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 8th day of March, 1989

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named

Johnnie W. Scott

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

(OFFICIAL SEAL) PEGGY IDONAS
NOTARY PUBLIC-OREGON

My Commission Expires 12/16/90

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

Before me:

Notary Public for Oregon

My commission expires 12/16/90

WARRANTY DEED

Johnnie W. Scott

TO

William K. Kalita

AFTER RECORDING RETURN TO

William K. Kalita
P. O. Box 431
Chiloquin, OR 97624

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 9th day of March, 1989, at 2:22 o'clock P.M., and recorded in book M89 on page 4076 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk Title.

By *William K. Kalita* Deputy

Fee \$8.00

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