

# MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. M89 Page 6647

99238

MT-21083K

KNOW ALL MEN BY THESE PRESENTS. That  
WILLIAM K. KALITA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KEITH R. SCHWARZER  
and KATHLEEN M. HAWKINS, not as tenants in common, but with the rights, hereinafter called  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and  
assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-  
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

That portion of the N $\frac{1}{2}$  NE $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  that lays East of the Sprague River and the N $\frac{1}{2}$   
N $\frac{1}{2}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 21, Township 34 South, Range 8 East of the Willamette Meridian,  
in the County of Klamath, State of Oregon.

Klamath County Tax Account #3408-021CO-00100.

"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 and 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 \$ 39,500.00

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 21 day of March, 19 89 ;  
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.

William K. Kalita  
WILLIAM K. KALITA

STATE OF OREGON, )  
County of Klamath ) ss.  
March 21, 19 89

Personally appeared the above named \_\_\_\_\_  
WILLIAM K. KALITA

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

Peggy Idonas  
Before me: PEGGY IDONAS  
NOTARY PUBLIC-OREGON  
Notary Public for Oregon  
My commission expires: 12/16/90

(OFFICIAL  
SEAL)

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 \_\_\_\_\_,  
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:

WILLIAM K. KALITA

P.O. Box 431

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

KEITH R. SCHWARZER and KATHLEEN M. HAWKINS

P.O. Box 1992

Atascadero, CA 93423

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,

ss.

County of Klamath  
I certify that the within instrument was  
received for record on the 19th  
day of April, 19 89,  
at 4:05 o'clock P. M., and recorded  
in book M89 on page 6647 or as  
file/reel number 99238,  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

Recording Officer

Pauline M. Mendenhall Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY