

1967/ISO

19795

KNOW ALL MEN BY THESE PRESENTS, That

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Ruth E. Holte

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

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

Subject To:

1. Taxes for the fiscal year 1990 - 1991, a lien, not yet due and payable.
2. Reservations and restrictions as contained in plat dedication, to wit: "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.

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

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

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 \$ 750.00

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 4 day of September, 19 90.

Ruth E. Holte

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named Ruth E. Holte

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

(OFFICIAL SEAL)

ARLENE L. FRUITT

NOTARY PUBLIC - OREGON

Notary Public for Oregon

My commission expires

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

WARRANTY DEED

Ruth E. Holte

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 6th day of Sept., 19 90, at 2:21 o'clock P.M., and recorded in book M90 on page 17892. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Title.

By Evelyn Biehn Deputy

Fee \$28.00