

25002

MTC #24728-DN

WARRANTY DEED

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

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD D. TWAMLEY and PATRICIA A. TWAMLEY, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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 2, Block 5, WEST CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 and the above granted premises, free from all encumbrances except all those of record and those apparent to the land as of the date of this deed

and that 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 \$ 7,500.00

~~XXXXXX THE ABOVE CONSIDERATION INCLUDES ANY AND ALL INTERESTS, RIGHTS, CLAIMS OR PROMISES WHICH IS THE WHOLE/ PART OF THE CONSIDERATION INDICATED BY THE SYMBOLS IF NOT APPLICABLE, SHOULD BE DELETED XXXXXX~~
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 2 day of December, 19 90; 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

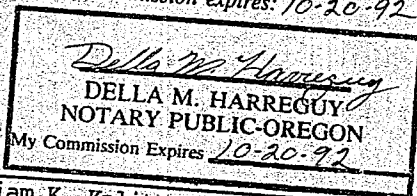
STATE OF OREGON,
County of Klamath)
January 2, 19 91 ss.

Personally appeared the above named
William K. Kalita

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

Before me:

Della M. Harreguy
Notary Public for Oregon
My commission expires: 10-20-92



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon.
My commission expires: _____ (SEAL)

William K. Kalita

P. O. Box 431

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Richard D. Twamley and Patricia A. Twamley

P. O. Box 7211

Canyon Lake, Ca 92380

GRANTEE'S NAME AND ADDRESS

Richard D. Twamley and Patricia A. Twamley

P. O. Box 7211

Canyon Lake, Ca 92380

NAME, ADDRESS, ZIP

Richard D. Twamley and Patricia A. Twamley

P. O. Box 7211

Canyon Lake, Ca 92380

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 18th day of Jan., 19 91, at 4:10 o'clock P M., and recorded in book M91 on page 1277 or as file/reel number 25002

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Della M. Harreguy Deputy

Fee \$28.00