

38101

MOUNTAIN TITLE COMPANY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That  
WILLIAM K. KALITAVol. M91 Page 25161

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
FLOYD PENDERGRASS and VALERIE PENDERGRASS, husband and wife  
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 23, Block 10, OREGON SHORES, TRACT NO. 1053, 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

record and those apparent upon the land, if any, as the date of this deed except those of  
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 \$ 3,000.00

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 12th day of November, 19 91;  
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.

STATE OF OREGON,  
County of KLAMATH, ss.  
November 12, 19 91

Personally appeared the above named  
WILLIAM K. KALITA

William K. Kalita  
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:

Della M. Harreguy  
DELLA M. HARREGUY  
NOTARY PUBLIC-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  
FLOYD PENDERGRASS and VALERIE PENDERGRASS  
9908 MARK TWAIN AVE.  
BAKERSFIELD, CA 93312

GRANTEE'S NAME AND ADDRESS  
FLOYD PENDERGRASS and VALERIE PENDERGRASS  
9908 MARK TWAIN AVE.  
BAKERSFIELD, CA 93312

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

FLOYD PENDERGRASS and VALERIE PENDERGRASS  
9908 MARK TWAIN AVE.  
BAKERSFIELD, CA 93312

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was  
received for record on the 2  
day of Dec, 19 91,  
at 3:09 o'clock PM. and recorded  
in book M91 on page 25161 or as  
file/reel number 38101

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

Evelyn Biehn Clerk

By Bonetha A. Hetch Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY