

1-1-74

56209

## WARRANTY DEED

Vol. 93 Page 723

MTC 1396-6163

KNOW ALL MEN BY THESE PRESENTS, That JOHN KALITA and ELEANOR C. KALITA, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK C. SNYDER and GEORGE A. PONDELLA, JR., as to a  $\frac{1}{2}$  undivided interest each, 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:

That portion of the SW $\frac{1}{4}$  of Section 24, and the N $\frac{1}{2}$  N $\frac{1}{2}$  NW $\frac{1}{4}$  of Section 25, lying East of the Southern Pacific Railroad and Westerly of the center thread of the Williamson River, in Township 32 South, Range 7 East of the Willamette Meridian.

MOUNTAIN TITLE COMPANY, Inc. has recorded this instrument in its records, and has no claim or interest in the property or as to its title to any real property that may be described therein.

(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 noted of record as of the date of this deed and those apparent upon the land, if any

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 \$ 23,500.00

~~① However, the actual consideration consists of or includes the property or interest therein, or both, which is the whole or part of the consideration for the property.~~ (The sentence between the symbols ①, if not applicable, should be deleted. 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 7th day of December, 1976; 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.

(If executed by a corporation, affix corporate seal)

Return - 4x6es:

STEVEN BREWER  
6950 Arabella Way  
Sacramento, Cal. 95831

STATE OF OREGON,

County of Klamath

December 7, 1976.

Personally appeared the above named  
John Kalita & Eleanor C. Kalita

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

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: July 16, 1980

STATE OF OREGON, County of Klamath ) ss.

Personally appeared \_\_\_\_\_, 1976.

\_\_\_\_\_ 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 be-  
half 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:

John Kalita &amp; Eleanor C. Kalita

P.O. Box 181

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Jack C. Snyder &amp; George A. Pondella, Jr.

P.O. Box 286

Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jack C. Snyder &amp; George A. Pondella, Jr.

Same as above

NAME, ADDRESS, ZIP

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

Jack C. Snyder &amp; George A. Pondella, Jr.

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
11th day of Jan., 1976, at 10:07 o'clock A. M., and recorded  
in book M93 on page 723 or as  
file/reel number 56209

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
Recording Officer

By Debra M. Mullins Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$30.00