

WARRANTY DEED

MTC 29948-MK

KNOW ALL MEN BY THESE PRESENTS, That

WILLIAM K. KALITA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAY R. MAGILL and KATHLEEN M. MAGILL, as tenants by the entirety, 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 13 in Block 78 of EIGHTH ADDITION TO NIMROD RIVER PARK, 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 those of record and those apparent upon the land, if any, as 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

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 29th day of June, 19 93; 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.June 29, 1993.

Personally appeared the above named WILLIAM K. KALITA

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

Before me:

Peggy Idonas
Notary Public for Oregon
My commission expires: 12/16/94

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)



OFFICIAL SEAL
PEGGY IDONAS
NOTARY PUBLIC-OREGON
COMMISSION NO. 003372
MY COMMISSION EXPIRES DEC. 16, 1994

WILLIAM K. KALITA

PO BOX 431

CHILOQUIN, OR 97624

JAY R. MAGILL and KATHLEEN M. MAGILL

PO BOX 283

FORT DICK, CA 95538

JAY R. MAGILL and KATHLEEN M. MAGILL

PO BOX 283

FORT DICK, CA 95538

JAY R. MAGILL and KATHLEEN M. MAGILL

PO BOX 283

FORT DICK, CA 95538

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 6th day of July, 19 93, at 3:38 o'clock P.M., and recorded in book M93 on page 16214 or as file reel number 64171.

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

Evelyn Biehn, County Clerk

Recording Officer

By Debrae Mueland Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY