

SK

13579

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

in consideration of TEN and no/100ths-----, hereinafter called the grantor, Dollars,

to grantor paid by LEONARD T. POWELL and MYRTLE M. POWELL, husband and wife, hereinafter called the grantee,

to grantor paid by \_\_\_\_\_, hereinafter called the grantee,  
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and as-  
signs, 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:

W $\frac{1}{2}$  E $\frac{1}{2}$  E $\frac{1}{2}$  SE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Oregon, lying South of the Sprague River.

TOGETHER with a non-exclusive easement for a roadway for ingress and egress, 30 feet in width, over the SW $\frac{1}{4}$  NE $\frac{1}{4}$ , E $\frac{1}{2}$  E $\frac{1}{2}$  SE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, lying South of Sprague River, said roadway to be located south of a line 300 feet south of the south boundary of Sprague River and north of the south boundary of SW $\frac{1}{4}$  NE $\frac{1}{4}$ , SE $\frac{1}{4}$  NW $\frac{1}{4}$  of said Section 35, and extending from the tract herein conveyed to the West boundary of the Chiloquin Ridge Road.

SUBJECT TO: Reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

*To Have and to Hold the above described and granted premises 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 hereinabove set forth.

.....and that grantor will  
warrant and forever defend the above granted premises and every part and parcel thereof against the law-  
ful claims and demands of all persons whomsoever.

*In construing this deed and where the context so requires, the singular includes the plural.*

WITNESS grantor's hand and seal this 17th day of April, 1967.

John Kalito (SEAL)

*Edward C. Halita* (SEAL)

..(SEAL)

(SEAL)

ORS 93.490

STATE OF OREGON, County of Klamath ss. April 17 1967  
Personally appeared the above named John Kalita and Eleanor C. Kalita,  
husband and wife

Personally appeared the above named John Kalita and Eleanor C. Kalita,  
husband and wife

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

**Before me:**

## Notary Public for Oregon

**My commission expires**  
My Commission Expires March 25, 1969

# WARRANTY DEED

TY

**AFTER RECORDING RETURN TO**

LEONARD T. POWELL

Box 212

BRYN MAWR, CALIF.

92318

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTRIES WHERE USED.)

**STATE OF OREGON,**

County of Klamath

I certify that the within instrument was received for record on the 19 day of April, 1967, at 3:34 o'clock P.M., and recorded in book 267 on page 3224.  
Record of Deeds of said County.

**Record of Deeds of said County.**

Witness my hand and seal of  
County affixed.

*Dorothy Rogers*  
County Clerk—Recorder

By Laurie M. Knutson Deputy

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