

1 THIS INDENTURE WITNESSETH, That Ruth West Wilson (formerly Ruth West) and
 2 Lester T. Wilson, her husband, hereinafter known as Grantors, for and in consi-
 3 deration of Ten Dollars to them paid, have bargained and sold, and by these pres-
 4 ents do grant, bargain, sell and convey unto John Kalita and Eleanor C. Kalita,
 5 husband and wife, the following described premises, situated in Klamath County,
 6 Oregon, to-wit:

7 The Northeast quarter of Southwest quarter, the North half of Southeast
 8 quarter of Southwest quarter, and the Southeast quarter of Southeast quarter
 9 of Southwest quarter of Sec. 16, in Twp. 35 S. R. 7 E. W. M., containing 70
 acres, according to the Official Plat of the Survey of the said land, re-
 turned to the General Land Office by the Surveyor-General,

10 EXCEPTING THEREFROM, however, the following:
 11 A parcel of land lying in the Government Lots 24, 27, 34 and 37 (E. of
 12 SW. 1/4) of Sec. 16, Twp. 35 S. R. 7 E. W. M., and being a portion of the following
 described property: That tract of land which was conveyed by that certain
 deed of Board of Home Missions & Church Extension - M. E. Church, recorded
 in Book 56, page 176 of Klamath County Records of Deeds; the said parcel
 being described as follows:

13 Beginning at a point on the East line of the said Lot 37, said point
 14 being 50 feet distant Westerly from (when measured at right angles to) the
 relocated center line of The Dalles-California Highway at Engineer's Station
 1290+28.0, said point also being 404.6 feet Northerly from South quarter
 15 corner of said Sec. 16; thence parallel to and 50 feet distant from said
 highway center line along the arc of a 5679.58 foot radius curve left (the
 16 long chord of which curve bears North 23°42'45" West 623.0 feet) a distance
 of 623.3 feet; thence parallel to said center line along the arc of a spiral
 17 curve left (the long chord of which curve bears north 28°11'30" West 398.22
 feet) a distance of 398.25 feet; thence North 28°51'30" West continuing
 18 parallel to and 50 feet distant from said center line a distance of 1499.5
 feet to a point on the North line of said Government Lot 24; thence North
 19 89°56'15" East along said North line a distance of 114.11 feet to a point
 20 which is 50 feet distant Easterly from (when measured at right angles to)
 said center line at Station 1315+01.3; thence South 28°51'30" East parallel
 21 to and 50 feet distant from said center line a distance of 1444.5 feet;
 thence parallel to said center line along the arc of a spiral curve right
 22 (the long chord of which curve bears South 28°11'30" East 401.74 feet) a
 distance of 401.75 feet; thence parallel to said center line along the arc
 23 of a 5779.58 foot radius curve right (the long chord of which curve bears
 South 25°34'30" East 259.02 feet) a distance of 259.04 feet to a point
 24 which is 50 feet distant Easterly from (when measured at right angles to)
 said relocated highway center line at Engineer's Station 1294+00; thence
 25 North 77°00'45" East a distance of 51.85 feet to a point on the North and
 South center line of said Sec. 16; thence South 0°00'45" West along said
 26 East line a distance of 393.18 feet to the point of beginning, containing
 27 5.60 acres.

28 Also, beginning at a point on the boundary of Oregon state-owned property
 (surveyed and acquired Oct. 22, 1938) approximately 797.7 feet due North on
 29 the quarter corner between Sec. 16 and 21, Twp. 35 S. R. 7 E. W. M., Oregon;
 thence following the state-owned property line North 77°00'45" East a
 distance of 197.3 feet to Station No. 16+87.5 on the West side of the re-
 located Dalles-California Highway; thence following said right of way line
 30 North 4°30' East a distance of 479.83 feet to the line between Lots 28
 and 33, which is Station No. 21+65.9 on the west side of the highway right
 of way; thence due West approximately 220 feet to the line between Lots 33
 31 and 34; thence due South approximately 522 feet to the point of beginning, less
 that parcel of land surveyed and acquired by the State of Oregon on August
 26, 1946 (Indian Office file 47558) and described as follows:
 32 Beginning at a point on the North line of Lot 33 of Sec. 16, which point

1 is 221.7 feet East and 1320.8 feet North of the South quarter corner of
 2 Sec. 16, said point also being the most Northerly Northwest corner of that
 3 right of way easement over and across the foregoing described property which
 4 was approved October 22, 1938; thence along the Westerly line of said ease-
 5 ment, South 3°58' West a distance of 78.42 feet and on the arc of a spiral
 6 curve left (the long chord of which bears South 3°55' West for 125.78 feet)
 7 a distance of 125.78 feet to a point opposite Engineer's Station 3261 on
 8 the relocated center line of the Dalles-California Highway; thence North
 9 86°30' West a distance of 20 feet; thence parallel to the West line of said
 10 easement, also parallel to and 70 feet westerly from said relocated center
 11 line, on the arc of a spiral curve right (the long chord of which bears
 12 North 3°55' East for 126.05 feet) a distance of 126.05 feet, and North 3°58'
 13 East a distance of 76.97 feet to the North line of said Lot 33; thence North
 14 89°48'35" East a distance of 20.05 feet to the point of beginning. The net
 15 area involved totals 2.27 acres, more or less.

16 Subject to easements and rights of way of record and those apparent on
 17 the land.

18 TO HAVE AND TO HOLD the said premises with their appurtenances unto the said
 19 Grantees as an estate by the entirety. And the said Grantors do hereby covenant
 20 to and with the said grantees, and their assigns, that they are the owners in
 21 fee simple of said premises; that they are free from all incumbrances, except as
 22 above set forth, and that they will warrant and defend the same from all lawful
 23 claims whatsoever, except those above set forth.

24 IN WITNESS WHEREOF, We have hereunto set our hands and seals this 27th day of
 25 March, 1962.

26 STATE OF OREGON)
 27) ss

28 County of Klamath)

29 DE IT REMEMBERED, That on this 27th day of March, 1962, before me, the under-
 30 signed, a Notary Public in and for said County and State, personally appeared
 31 the within named Ruth West Wilson (formerly Ruth West) and Lester T. Wilson, her
 32 husband, who are known to me to be the identical persons described in and who
 33 executed the within instrument and acknowledged to me that they executed the
 34 same freely and voluntarily.

35 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day
 36 and year last above written.

37 Notary Public for Oregon
 38 My Commission expires Nov. 20, 1963

39 STATE OF OREGON; COUNTY OF KLAMATH, ss.

40 Filed for record at request of John Kalita

41 on 21st day of January A. D. 1962 at 3:20 o'clock P. M. and

42 Page 2 - Warranty Deed duly recorded in Vol. 69, of Deeds on Page 52

Wm D. MILNE, County Clerk

43 BANNING & BANNING
 44 ATTORNEYS AT LAW
 45 Klamath Falls, Ore.

46 By [Signature]
 47 Fee \$ 3.00