

15284

VOL. 70 PAGE 8701

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JACK P. ULAM and LOLA E. ULAM, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN KALITA and ELEANOR C. KALITA, husband and wife, 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:

W $\frac{1}{2}$ W $\frac{1}{2}$ of Section 1, Township 35 South, Range 7 East of the Willamette Meridian;
E $\frac{1}{2}$ E $\frac{1}{2}$ of Section 2, Township 35 South, Range 7 East of the Willamette Meridian;
EXCEPTING therefrom Section 1 and 2, the following parcel:

A tract of land in the W $\frac{1}{2}$ W $\frac{1}{2}$ of Section 1 and E $\frac{1}{2}$ E $\frac{1}{2}$ of Section 2, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the West boundary of the E $\frac{1}{2}$ E $\frac{1}{2}$ of said Section 2, said point being 375 feet South of the center-line running East and West through said Section 2; thence East parallel to said center-line to the East boundary of said Section 2; thence North along the East boundary of said Section 2 to a point 375 feet North of the East quarter corner of said Section 2; thence East parallel to the center-line running East and West through said Section 1, to the East boundary of the W $\frac{1}{2}$ W $\frac{1}{2}$ of said Section 1, thence South along the East boundary of said section 1; thence West along the South boundary of said Sections 1 and 2 to the Southwest corner of the E $\frac{1}{2}$ E $\frac{1}{2}$ of said Section 2; thence North along the West boundary of the E $\frac{1}{2}$ E $\frac{1}{2}$ of said Section 2 to the point of beginning.

Subject, however, to the following:

1. Reservations contained in Land Status Report dated August 13, 1958, recorded September 10, 1959, in Volume 303 at page 342, Deed Records of Klamath County, Oregon.
2. Rights of the public and of Governmental bodies in and to any portion lying below the mean high water of the Sprague River.

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

Warranty Deed

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SEP 29 2 41 PM 1960

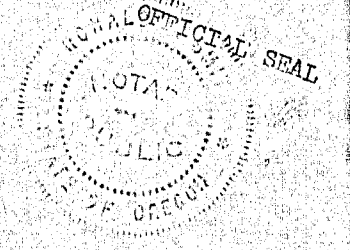
FORM No. 124-MECH
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Person
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to be their v



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and those apparent upon the land, if any, and that grantor will warrant and forever defend the above granted 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 \$8,250.00.

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

WITNESS grantor's hand this 18 day of Sept., 1970.

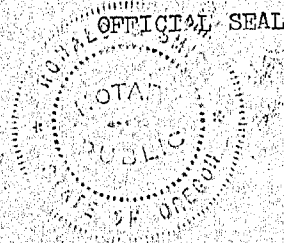
Jack P. Ulam
JACK P. ULAM
Lola E. Ulam
LOLA E. ULAM

STATE OF OREGON)
County of Klamath) ss.

Sept. 18, 1970

Personally appeared the above named JACK P. ULAM and LOLA E. ULAM, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My commission expires: 3/1/74



STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:

JOHN KALITA

on this 29th day of September A. D., 1970
at 2:44 o'clock P.M. and duly
recorded in Vol. M. 70 of DEEDS
Page 8701

WM. D. MILNE, County Clerk

By [Signature] Deputy.
Fee \$3.00

Warranty Deed
Page -2

FORM No. 124-MECH
SC-1

KNOW

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