

1967/50

28-2262
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 Fred W. Koehler, Jr. and Alex D. Krentel,
a general partnership, dba Klamath Country Corners, 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

That portion of Government Lots 24 and 27 lying Northeasterly of
Highway #62 in Section 16, Township 35 South, Range 7 East of the
Willamette Meridian.

That portion of Government Lot 34 lying Northeasterly of Highway
#62 in Section 16, Township 35 South, Range 7 East of the Willamette
Meridian, and also the following:

Beginning at a point on the boundary of Oregon state-owned property,
(surveyed and acquired October 22, 1938) approximately 797.7 feet
due North on the quarter corner between Sections 16 and 21, said
township and range being the true point of beginning; thence following

(See reverse side for continuation of legal description)

(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
(see reverse side of this deed for exceptions)

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

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, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,000.00
However, the actual consideration consists of or includes other property of value given or promised which is
part of the consideration (indicate which).

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

WITNESS grantor's hand this 25th day of February, 1972.

JOHN KALITA

ELEANOR C. KALITA

February 25, 1972

STATE OF OREGON, County of Klamath) ss.

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:

Margaret E. Huskey

Notary Public for Oregon

My commission expires 3-19-73

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

(DON'T USE THIS
SPACE RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

AFTER RECORDING RETURN TO

FRED W. KOEHLER, JR.
1362 LANCE DRIVE
TUSTIN, CALIF. 92680

INDEXED

D-11

Fee \$2.00

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
17 day of March, 1972,
at 3:23 o'clock PM, and recorded
in book M72 on page 2923

Record of Deeds of said County.

Witness my hand and seal of
County of Klamath.

Wm. D. Milne

County Clerk

By

Deputy.

2923 A.
the state-owned property line North $77^{\circ}00'45''$ East a distance of 197.3 feet to Station No. 16+87.5 on the West side of the relocated Dalles-California Highway; thence following said right of way line North $4^{\circ}30'$ East a distance of 479.83 feet to the line between Lots 28 and 33, which Station is 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 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:

Beginning at a point on the North line of Lot 33 of Section 16, which point is 221.7 feet East and 1320.8 feet North of the South quarter corner of Section 16, said point also being the most Northerly Northwest corner of that right of way easement over and across the foregoing described property which was approved October 22, 1938; thence along the Westerly line of said easement, South $3^{\circ}58'$ West a distance of 78.42 feet and on the arc of a spiral curve left (the long chord of which bears South $3^{\circ}55'$ West for 125.78 feet) a distance of 125.78 feet to a point opposite Engineer's Station 3261 on the relocated center line of the Dalles-California Highway; thence North $86^{\circ}30'$ West a distance of 20 feet; thence parallel to the West line of said easement, also parallel to and 70 feet Westerly from said relocated center line, on the arc of a spiral curve right (the long chord of which bears North $3^{\circ}55'$ East for 126.05 feet) a distance of 126.05 feet, and North $3^{\circ}58'$ East a distance of 76.97 feet to the North line of said Lot 33; thence North $89^{\circ}48'45''$ East a distance of 20.05 feet to the point of beginning.

SUBJECT, HOWEVER, to the following:

Except a portion of Lots 33 and 34 or a part of both, $75' \times 100'$ parcel, the exact location of which is to be determined later by the grantor and grantee, same being reserved unto grantor for commercial use. In the event grantor elects to construct a building on same, it shall conform to the general architectural concept of other buildings located on grantees' land.

Grantor further agrees that in the event election is made to sell said $75' \times 100'$ parcel, that grantees will have the first right of refusal to purchase same on the same terms and conditions offered to grantors by any third party.

LESS that parcel of land surveyed and acquired by the State
on August 26, 1946 (Indian Office file 47558) and described

SUBJECT, HOWEVER, to the following:

Except a portion of Lots 33 and 34 or a parcel, the exact location of which is the grantor and grantee, same being for commercial use. In the event grantor building on same, it shall conform to concept of other buildings located on

Grantor further agrees that in the event said 75' x 100' parcel, that grantees of refusal to purchase same on the same to grantors by any third party.

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STEVENSON LAW FIRM, CO., PORTLAND

John Kalita and
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the grantor, for the consideration hereinafter stated
x D. Krentel,
City Corners 5012 69th St. S. Minneapolis, Minn.

....., hereinafter called the grantee,
and grantee's heirs, successors and assigns, that
urtenances thereunto belonging or appertaining, sit-
e of Oregon, described as follows, to-wit:

27 lying Northeasterly of
South, Range 7 East of the

4 lying Northeasterly of Highway
p 35 South, Range 7 East of the Willamette
following:

on the boundary of Oregon state-owned property
 (ed October 22, 1938) approximately 797.7 feet
 after corner between Sections 16 and 21, said
 being the true point of beginning; thence following

for continuation of legal description)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

same unto the said grantee and grantee's heirs, successors and assigns forever.
covenants to and with said grantee and grantee's heirs, successors and assigns, that
simple of the above granted premises, free from all encumbrances
ide of this deed for exceptions)

cord as of the date of this deed and those apparent
, as of the date of this deed;

and the
defend the above granted premises and every part and parcel thereof against the law-
persons whomsoever, except those claiming under the above described encumbrances
consideration paid for this transfer, stated in terms of dollars, is \$3,000.00
tion consists of or includes other property or value given or promised which is
-ation) ①

and where the context so requires, the singular includes the plural.
 (this 25th day of February 1971)

John Kalk

JOHN KALITA
ELEANOR C. KALITA

February 25 197

Given named John Kalita and
Governor C. Kalita, husband and wife
Intended to perform as their voluntary act and deed

Bellevue 10/10/1910 *Wm. H. C. Lusk*

North Pacific for Oregon
 Membership expires 3-19-73

5. In 1967, Oregon laws 1967, as amended by the 1967 Special Session

STATE OF OREGON.

County of Klamath

I certify that the within instrument was received for record on the 17 day of March, 1972, at 3:23 o'clock PM., and recorded in book M72 on page 2923
Record of Deeds of said County

Witness my hand and seal of
County affixed.

Wm. D. Milne

County Clerk

By Cynthia A. [Signature] Deputy

5225

MAR 17 3 48 PM 1972

MAR 11 13 23 PM 1971