

1-174

12307

## WARRANTY DEED

Vol. M 76 Page 14719

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM K. KALITA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT L. QUIGLEY and PAM C. DUNN, as to a  $\frac{1}{2}$  undivided interest each, 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:

Lot 6 in Block 5, WOODLAND PARK, together with an undivided  $\frac{1}{88}$ th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described in the attached Exhibit "A" description.

SUBJECT, however, to the following:

1. An easement 60 feet in width, created by instrument, including the terms and provisions thereof, dated September 2, 1966, recorded October 21, 1966 in Book M-66 at page 10198, for electrical transmission in favor of Pacific Power and Light Company, over Government Lots 1 and 2 in Section 15, Township 34 South, Range 7 East of the Willamette Meridian.

(for continuation of this description, see reverse side)

(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 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 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 \$1,980.00. ~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$1,980.00. (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)~~

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 17<sup>th</sup> day of September, 1976; 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.

(If executed by a corporation, affix corporate seal)

William K. Kalita  
William K. Kalita

STATE OF OREGON, )  
County of Klamath ) ss.  
September 17<sup>th</sup>, 1976

Personally appeared the above named  
William K. Kalita

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

Before me,  
Notary Public for Oregon  
My commission expires: 12-22-78

STATE OF OREGON, County of ) ss.  
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Personally appeared and

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

William K. Kalita  
P.O. Box 431  
Chiloquin, OR 97624

Robert L. Quigley & Pam C. Dunn  
Glennburn Star Route  
Fall River Mill, CA 96028

After recording return to:  
Robert L. Quigley & Pam C. Dunn  
Glennburn Star Route  
Fall River Mill, CA 96028  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Robert L. Quigley & Pam C. Dunn  
Glennburn Star Rt.  
Fall River Mill, CA 96028  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in Book on page or as file/reel number

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

Recording Officer  
By Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

76 SEP 20 PM 3 52



2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Woodland Park.

## EXHIBIT A

The following described real property in Klamath County, Oregon:

Lot 6 in Block 5 of WOODLAND PARK, together with an undivided 1/88th interest in the following described land, 2 parcels situated in lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North 89° 42' 15" East 400 feet; thence South 62.42 feet; thence South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence North 89° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 20th day of September A. D. 1976 at 3:52 P. M., and

fully recorded in Vol. M76, of Deeds on Page 14719

fee \$6.00

Wm D. MILNE, County Clerk

By *Sasady De Cure*