

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 the grantor paid by Fred W. Koehler, Jr. and Charlotte M. Koehler, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 14, Block 3 of WOODLAND PARK, together with an undivided 1/88th interest in two parcels situated in Government 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 TO: Reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their 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 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 \$ 900.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) the whole

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 1st day of September, 1972, if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

John Kalita
Eleanor C. Kalita

STATE OF OREGON, County of Klamath, September 1, 1972. Personally appeared the above named John and Eleanor C. Kalita and acknowledged the foregoing instrument to be their voluntary act and deed.

STATE OF OREGON, County of Klamath, 1972. Personally appeared John and Eleanor C. Kalita, who, being duly sworn, 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 July 16, 1976.

Notary Public for Oregon, My commission expires.

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

STATE OF OREGON, County of Klamath, ss.

I certify that the within instrument was received for record on the day of 1972, at o'clock M., and recorded in book on page or as filing fee number, Record of Deeds of said County. Witness my hand and seal of County affixed.

Title By Deputy

AFTER RECORDING RETURN TO FRED W. KOEHLER, JR. 1360 LANCE DR. COSTIN, CA

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

The following described real property in Klamath County, Oregon:

20023

Lot 11 in Block 3 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 I

Beginning at the Northwest corner of said Section 15, Twp. 34 S., Rge. 7 E.W.M. 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 II

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East W.M. 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 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.

I hereby certify that the within instrument was received and filed for record on the 14th day of DECEMBER A.D., 1976 at 4:19 o'clock P.M., and duly recorded in Vol. M 76 of DEEDS on Page 20022.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By *Heard Image* Deputy