

38-12196 OP 27011
 KNOW ALL MEN BY THESE PRESENTS, That STANLEY J. CROUCH and TYVOLA M. CROUCH, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRADFORD W. KALITA 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 20 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 in the attached Exhibit "A" description.

SUBJECT, however, to the following:

1. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Williamson River and the ownership of the State of Oregon in that portion lying below the high water mark thereof. (Affects the 1/88th interest in Parcels 1 and 2)

(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,

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 \$ ---0--

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (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 11th day of March, 1977; 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)

Stanley J. Crouch
 Tyvola M. Crouch

STATE OF OREGON, CALIFORNIA

County of Sacramento

March 11

1977

STATE OF OREGON, County of

Personally appeared

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.

Before me:

(OFFICIAL SEAL)

Before me: Anna L. Powers
 Notary Public for Oregon
 My commission expires June 6, 1978

My commission expires June 6, 1978

Stanley J. & Tyvola M. Crouch

2247 Juliesse Avenue
 Sacramento, CA 95821

GRANTOR'S NAME AND ADDRESS

Bradford W. Kalita
 P.O. Box 181
 Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

Bradford W. Kalita

Same as above

NAME, ADDRESS, ZIP

Bradford W. Kalita

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

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.

By Recording Officer Deputy

(description continued)

4759

2. 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 in favor of Pacific Power and Light Company for electrical transmission. (Affects Government Lots 1 and 2 in Section 15, Township 34 South, Range 7 EWM.
3. Restrictions, set back provisions and utility easements, as delineated on the recorded plat of Woodland Park, but omitting restrictions, if any, based on race, color, religion or national origin.

4760

EXHIBIT A

The following described real property in Klamath County, Oregon:

Lot 20 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 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' 10" 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 INS. CO.
this 22nd day of MARCH A. D. 1977 at 10:58 A.M. o'clock and
duly recorded in Vol. M 77, of DEEDS on p. 4758.

FEE \$ 9.00

Wm D. MILNE, County Clerk

By Hazel Hager