

WILLIAM K. KALITA, an estate in fee simple  
 JAMES N. EMARD, hereinafter called grantor, convey(s) to  
 all that real property situated in the County  
 of Klamath, State of Oregon, described as:

See attached legal description made a part hereof and marked exhibit "A"

SUBJECT TO: Taxes for the year 1977-78 which are now a lien but not yet payable. The rights of the public and of Governmental bodies in and to any portion lying below mean high water of the Williamson River.  
 An easement created by instrument, including the terms and provisions thereof, dated September 2, 1966; Recorded October 21, 1966; Book M-66; Page 10198 in favor of Pacific Power & Light Co. Restrictions as shown on the recorded plat of Woodland Park.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
 as set forth in this document  
 and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.  
 The true and actual consideration for this transfer is \$1,800.00.

Dated this 9th day of August, 19 77

William K. Kalita  
 William K. Kalita

STATE OF OREGON, County of Klamath ) ss.

On this 9th day of August, 19 77 personally appeared the above named  
William K. Kalita and acknowledged the foregoing  
 instrument to be his voluntary act and deed.



Before me:

Spurd B. Kalita  
 Notary Public for Oregon  
 My commission expires: 12-22-78

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

KALITA

TO  
EMARD

After Recording Return to:  
 James N. Emard  
 P. O. Box 607  
 Chiloquin, OR 97624  
 and send tax statements to  
 same address

STATE OF OREGON, )

County of ) ss.

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 \_\_\_\_\_ Records of Deeds of said County.  
 Witness my hand and seal of County affixed.

By \_\_\_\_\_

Title

Deputy



## EXHIBIT "A"

The following described real property in Klamath County, Oregon:

Lot 3 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 403.32 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 386.79 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.

Filed for record at request of TRANSAMERICA TITLE INS. CO  
this 11th day of AUGUST A. D. 1977 at 3:53 o'clock PM., and  
duly recorded in Vol. M77, of DEEDS on Page 14635

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Drayton