

1-1-74

58007

WARRANTY DEED

MTC 4/18/82 Vol. 1778 Page 25095

KNOW ALL MEN BY THESE PRESENTS, That William E. Traver and Joanna M. Traver  
husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

William K. Kalita, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

For this description, see attached Exhibit "A" and by this reference made a part hereof.

SUBJECT, however, to the following:

1. Reservation and restrictions as contained on the plat and in the dedication of Wood-  
land Park, to wit:

"subject to: (1) a public utility easement 16 feet in width along the back and side-  
line of all lots except on the interior lots where said 16-foot easement will  
be centered on the back and sidelines; (2) a 20-foot building setback line along  
the front of all lots; (3) all easements and reservations of record and additional  
restrictions as provided in any recorded protective covenants."

(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 \$ 7,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is~~  
~~the whole~~  
~~and above~~  
consideration (indicate which). (The sentence between the symbols ①, 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 6th day of NOVEMBER, 1978;  
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 E. Traver  
William E. Traver

Joanna M. Traver  
Joanna M. Traver

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

STATE OF OREGON )  
County of CLATSOP ) ss.  
NOVEMBER 6, 1978.

Personally appeared the above named

William E. Traver and Joanna M. Traver

and acknowledged the foregoing instru-  
ment to be THEIR voluntary act and deed.

(OFFICIAL  
SEAL)

Before me: Sharon Allen  
SHARON ALLEN  
Notary Public for Oregon  
My commission expires: 10-5-82  
My Commission Expires 10-5-82

Notary Public for Oregon  
My commission expires:

(OFFICIAL  
SEAL)

William and Joanna Traver  
1892 Los Seliz Dr.  
Thousand Oaks, CA 91360  
GRANTOR'S NAME AND ADDRESS

William K. Kalita  
PO Box 431  
Chiloquin, OR 97624  
GRANTEE'S NAME AND ADDRESS

After recording return to:

William K. Kalita  
PO Box 431  
Chiloquin, OR 97624  
NAME, ADDRESS, ZIP

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

William K. Kalita  
PO Box 431  
Chiloquin, OR 97624  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

I certify that the within instru-  
ment 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

SPACE RESERVED  
FOR  
RECORDER'S USE

## Exhibit "A"

The following described real property in Klamath County, Oregon:

Lot(s) 1, 2 & 3, Block 4, WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 3/88th(s) interest in 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

## Parcel A:

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 400.0 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 B:

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 Mountain Title Co.

this 7th day of November A. D. 1978, at 3:15 clock P. M., and duly recorded in Vol. M78, of Deeds on Page 25095

Wm. D. MILNE, County Clerk

By Bernard H. Galtch

Fee \$6.00