

62749

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

MT 7436

Vol. 179 Page 3812

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHRISTINE E. PHAETON

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:

See Exhibit "A" attached.

SUBJECT, However, to the following:

1. Reservations and restrictions as contained on plat and in dedication of Woodland Park, to wit:
"Subject to: (1) A public utility easement 16 feet in width along the back and sideline 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."

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,

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 \$ 2,800.00.
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The 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 16th day of FEBRUARY, 1979; 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.
January 16, 1979
FEBRUARY

Personally appeared the above named
William K. Kalita

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

(OFFICIAL SEAL)

Before me: Sharon Allen

SHARON ALLEN
Notary Public for Oregon
My commission expires: 10-5-82

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

Christine E. Phaeton
1130 Guerrero, Apt. 8
San Francisco, CA 94110
GRANTEE'S NAME AND ADDRESS

After record ng return to:

Christine E. Phaeton
1130 Guerror, Apt. 8
San Francisco, CA 94110
NAME, ADDRESS, ZIP

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

Christine E. Phaeton
1130 Guerrero, Apt. 8
San Francisco, CA 94110
NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____, 19_____) ss.

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 _____

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)

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 _____ or as file/real number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed

By _____

Recording Officer
Deputy

The following described real property in Klamath County, Oregon:

Lot(s) 5, Block 2, 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 1/88th(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 20th day of February A. D. 1979 at 10:50 o'clock A.M., and duly recorded in Vol. M79, of Deeds on Page 3812

Wm D. MILNE, County Clerk

By Bernetha Helach

Fee \$6.00