

64761

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BETTY J. BISHOP, as to an undivided $\frac{1}{2}$ interest and LINDA K. SMITH, as to an undivided $\frac{1}{2}$ interest, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

"See legal description as it appears on the reverse of this deed."

(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 stated on the reverse of this deed, or 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 \$ 12,500.00.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols \textcircled{O} , 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 29th day of March, 19 79;
 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.

William K. Kalita
 William K. Kalita

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
 County of Klamath) ss.
March 29, 19 79.

Personally appeared the above named
William K. Kalita

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

Before me:
Delia J. Hagen
 Notary Public for Oregon
 My commission expires: 2-7-80

STATE OF OREGON, County of _____) ss.
 _____, 19 _____
 Personally appeared _____ and
 _____ 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 be-
 half 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:
 Notary Public for Oregon
 My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Betty J. Bishop & Linda K. Smith
1434 Del Rio Circle
Concord, CA 94520
 NAME, ADDRESS, ZIP

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

Betty J. Bishop & Linda K. Smith
1434 Del Rio Circle
Concord, CA 94520
 NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

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

DESCRIPTION

Lots 1, 2, 3 in Block 4, WOODLAND PARK, together with an undivided 3/88th 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, Klamath County, Oregon, and being 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 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.

Subject to:

2. Reservations and restrictions as contained on the plat and in the 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 set-back line along the front of all lots; (3) all easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 30th day of March A.D. 1979 at 8:36 clock A.M., or

uly recorded in Vol. M79, of Deeds on Page 6979

Wm D. MILNE, County Clk
By Burner & Filsch

Fee \$6.00