

MOUNTAIN TITLE COMPANY

77983

WARRANTY DEED MTC - 8380

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KNOW ALL MEN BY THESE PRESENTS, That
Bradford W. Kalita

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ralph J. Summers and Shirley M. Summers and Mike E. Summers and Cindy E. Turner and Larry Turner, 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.

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 \$ 11,000.00
~~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 @, 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 11 day of December, 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)

Bradford W. Kalita

William K. Kalita, attorney in fact
for Bradford W. Kalita

STATE OF OREGON,)
County of Klamath) ss.
December 11, 1979.

Personally appeared the above named

Bradford W. Kalita

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My Commission expires July 13, 1981

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 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)

Notary Public for Oregon

My commission expires:

Bradford W. Kalita

GRANTOR'S NAME AND ADDRESS
Ralph J. and Shirley Summers and Mike E. Summers
Cindy E. Turner and Larry Turner
2310 Mesquite Lane, Corona Calif.

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

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

MOUNTAIN TITLE COMPANY

LEGAL DESCRIPTION

28524

Lots 8 and 9 of Block 6, in 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 2/88 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' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

2. Reservations as set forth in Land Status Report recorded December 22, 1958 in Book 308 at page 129, Deed Records, to wit: "The above described property is subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same, so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513)."

3. Reservations and restrictions as contained in plat dedication to Woodland Park: "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 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.

for record at request of Mountain Title Co.
 this 12th day of December A. D. 19 79 at 9:29 o'clock A. M., and
 duly recorded in Vol. 179, of Deeds on Page 28523

Wm D. MILNE, County Clerk

By [Signature]

Fee \$7.00