

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

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

John H. Leija

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:

Lot 6 of Block 4, TRACT NO. 1021, WILLIAMSON RIVER KNOLL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/80 interest in and to the following described property:

The Easterly 60 feet of that portion of Government Lots 40, 41, 44, and 45, lying South of the Williamson River Knoll Subdivision and North of the Williamson River.

(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 \$ 7,500.00

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 @, 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 13 day of February, 1980; 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 for

Bradford W. Kalita His Attorney In Fact

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

February 13, 1980

STATE OF OREGON, County of) ss.

Personally appeared

Personally appeared the above named William K. Kalita as Attorney In Fact for Bradford W. Kalita

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

Before me: [Signature] Notary Public for Oregon

My commission expires: July 13, 1981

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: [Signature] Notary Public for Oregon

My commission expires:

Bradford W. Kalita

P.O. Box 431

Chiloquin, Oregon 97624

GRANTOR'S NAME AND ADDRESS

John H. Leija

P.O. Box 41

Rutherford, Calif. 94573

GRANTEE'S NAME AND ADDRESS

After recording return to:

John H. Leija

P.O. Box 41

Rutherford, Calif. 94573

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

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.

Recording Officer

By

Deputy

1.

Amount:

Amount: \$288.42, plus interest, if any. Account No.: 29-3507-2000 Tax Lot 1700
(With other Prop.)

2. Reservations, including the terms and provisions thereof, in Deed between United States of America to Henry G. Wolff, recorded September 6, 1956 in Book 286, page 367, Deed Records of Klamath County, Oregon, as to sub-surface rights except as to water. (AFFECTS Government Lots 22, 27 and 30 in Sec. 17, T. 35 S., R. 7 E. W. M.)

3. Reservations as contained in Deed from United States of America to Henry G. Wolff, recorded in Volume 326, page 589, Records of Klamath County, Oregon, as follows:
"Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for rail-roads and pipe lines and for any other easements or rights of way of record. All subsurface rights except water are hereby reserved in trust for Vernie Lee Wilson and Clifford Edgar Wilson, Klamath enrollees." (AFFECTS Lots 2, 3, 6, 7, 10, 19, 40, 41, 44 and 45 in Sec. 20, T. 35 S., R. 7 E. W. M.)

4. Reservations and restrictions as contained in plat dedication, to wit:
"1. Building set-back lines as shown on the annexed plat. 2. A 16 foot public utilities easement centered on all back and side lot lines for the purpose of constructing and maintaining said public utilities with any fences or planting to be placed thereon at the lot owners risk. 3. One foot steet plugs and reserve strip as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is properly developed. 4. All sanitary facilities subject to the approval of the County Sanitarian. 5. Vehicular access rights to Williamson River-Chiloquin State Highway is vacated in Lots 1 thru 3 of Block 1. 6. Any existing roads not shown on the annexed plat are hereby vacated. 7. Any Deed restrictions or covenants that are on file in the Klamath County Clerk's office. 8. All easements and reservations of record."

5. Declaration of Conditions and restrictions, including the terms and provisions thereof, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, recorded August 17, 1971 in Volume M71, page 8617, Microfilm Records of Klamath County, Oregon.

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

7. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Williamson River.

8. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
(Affects Tax Lot 1700)

9. Trust Deed including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein:

Dated: July 15, 1979

Recorded: August 6, 1979

Volume: M79, page 18618, Microfilm records of Klamath County

Amount: \$4,950.00

Grantor: Bradford W. Kalita

Trustee: Mountain Title Company

Beneficiary: Jack T. Jamar

Seller, Bradford W. Kalita promises to hold buyer, ~~XXXX~~ John H. Leija harmless from the above mentioned Trust Deed and seller will continue to make all payments as required under such Trust Deed and pay obligation as required under terms of said Trust Deed.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 14th day of February A.D., 19 80 at 1:28 o'clock P M., and duly recorded in Vol MSO of Deeds on Page 2979.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernetha Heltsch Deputy