

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

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by C. DEWAIN E. HOLSTER and SUSAN E. HOLSTER, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The Southerly 200 feet of the following described real property:

The Northerly 1000 feet of the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 1, Township 35 South, Range 7 East of the Willamette Meridian, EXCEPTING THEREFROM the West 100 feet thereof.

SUBJECT, however, to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
2. Right of Way to Bonneville Power Administration, approved for a period of fifty years, from September 14, 1951, by N. N. Critchfield, Branch of Land, Bureau of Indian Affairs on September 26, 1952, pursuant to the provisions of the Act of February 5, 1948 (62 Stat. 17), as disclosed by document recorded in Volume 303, page 342, Records of Klamath County, Oregon.

(for continuation of these exceptions, see reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their 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 \$3,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 12 day of May, 1981; 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.
May 12, 19 81

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 _____

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:

Personally appeared the above named William K. Kalita and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Rita Bain

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 7-16-83

William K. Kalita
P.O. Box 431
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS
C. Dewaine & Susan E. Holster

GRANTEE'S NAME AND ADDRESS

After recording return to:
C. Dewaine & Susan E. Holster

Route 2
Chiloquin, OR 97624
NAME, ADDRESS, ZIP

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

C. Dewaine & Susan E. Holster

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

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/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

88001

END

10093

(exceptions continued from front side)

3. The above described property is subject to all other existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements of 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. Inst., January 13, 1916, 44 L.D. 513), as disclosed by document recorded in Volume 303, page 342, Records of Klamath County, Oregon.

4. A road easement for ingress and egress over the existing road for the purpose of removing rock and gravel from the quarry south of the property granted herein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____
this 5th day of June A.D. 1981 at 2:00 o'clock P. M., and
duly recorded in Vol. M81 of Deeds on Page 10092
Fee \$7.00 By Evelyn Biehn, County Clerk
W. A. Gissel

