

24616

FORM No. 633—WARRANTY DEED.

MYC

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

Vol. 1183 Page 9365

1967/50

KNOW ALL MEN BY THESE PRESENTS, That

William K. Kalita, hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by Wendell A. Thompson, Jr.,

, 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

A portion of the $W\frac{1}{2}$ $W\frac{1}{2}$ $NW\frac{1}{4}$ of Section 1 and the $E\frac{1}{2}$ $E\frac{1}{2}$ $NE\frac{1}{4}$ of Section 2 all
in Township 35 South, Range 7 East of the Willamette Meridian, Klamath
County, Oregon, described as follows:

Beginning at a point on the North-South section line between said Sections
1 and 2, said point being 375 feet North of the quarter corner common to
said Sections; thence Easterly to the East boundary of the $W\frac{1}{2}$ $W\frac{1}{2}$ $NW\frac{1}{4}$ of
said Section 1; thence North along the East boundary of said $W\frac{1}{2}$ $W\frac{1}{2}$ $NW\frac{1}{4}$ of
Section 1, 863 feet, more or less, to the Southeasterly corner of that
land described in Deed to Triple E Construction recorded in Volume M80,
page 5431; thence West parallel to the centerline running East and West
through said Sections 1 and 2 and being the Southerly line of the above
mentioned Deed to the East boundary of the Chiloquin Ridge Road (Indian
Service Road S-45); thence Southerly along (Continued on reverse side.)

(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:

1. 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.

2. Right of Way to United States of America, its successors or assigns,
for Chiloquin Ridge Road, approved by A. W. Gailbreith, Superintendent,
Klamath Indian Agency, on February 14, 1957, pursuant to the provisions
of Act of February 5, 1948.....(Continued on reverse side.) and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$ 15,000.00 .
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 8th day of June, 1983.

William K. Kalita
William K. Kalita

STATE OF OREGON, County of Oregon) ss.

Personally appeared the above named

William K. Kalita

and acknowledged the foregoing instrument to be

his

voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires

7-16-83

(OFFICIAL SEAL)

NOTE—The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

William K. Kalita

TO

Wendell A. Thompson, Jr.

AFTER RECORDING RETURN TO

Wendell A. Thompson, Jr.

P. O. Box 637

Chiloquin, OR 97624

DO NOT USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON,

County of

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
Record of Deeds, of said County.

Witness my hand and seal of
County affixed.

Title.

By

Deputy

633

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Continuation of legal description:

...said East boundary of the Chiloquin Ridge Road to a point 375 feet North of said centerline running East and West through said Sections 1 and 2; thence East parallel to said centerline to the point of beginning.

Continuation of exceptions:

...(62 Stat. 17), as disclosed by document recorded in Volume 303, page 342, Records of Klamath County, Oregon.

3. The above described property is subject to all other existing easements for public roads and highways, for public utilities, and for railroads and pipelines 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), as disclosed by document recorded in Volume 303, page 342, Records of Klamath County, Oregon.

4. The above described property is subject to any encumbrances apparent upon the land or of public record as of the date of this deed.

WITNESSED at the County of Klamath; ss.

Filed for record

this 16th day of June A.D. 19 83 at 10:02 o'clock A.M., and

duly recorded in Vol. M 83, of deed on Page 9365

8.00 fee

By EVELYN BIEHN, County Clerk