

39225

WILLIAM K. KALITA

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH J. SMITH, SR. and ROBERTA E. SMITH, husband and wife, 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:

Lots 1 and 2 in Block 4, WOODLAND PARK, together with an undivided 2/88th 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 Northeastly bank of the Williamson River; thence following said

MOUNTAIN TITLE COMPANY INC.

river bank North 38° 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. (continued on the reverse side of this deed)

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 side of this deed and 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 \$ 9,000.00

IN WITNESS WHEREOF, the grantor has executed this instrument this 25th day of July, 1984; 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, 19 84

Personally appeared the above named WILLIAM K. KALITA

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

Notary Public for Oregon
My commission expires: 11/16/87

STATE OF OREGON, County of _____, 19 _____

Personally appeared _____, 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.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

William K. Kalita
P.O. Box 431
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS

Ralph J. Smith Sr. & Roberta E. Smith
1019 Haven Avenue
Simi Valley, CA 93065
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE
NAME, ADDRESS, ZIP

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

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

- continued from the reverse side of this deed -

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:

1. Rights of the public in and to any portion of the herein described premises lying below the high water mark of the Williamson River.
2. Rights of the public in and to any portion of the herein described premises lying with the limits of streets, roads, or highways.
3. Reservations and restrictions as contained in plat dedication of 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 setback line along the front of all lots; (3) all easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 25 day of July A.D. 19 84
at 9:04 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 12643

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00