

**KNOW ALL MEN BY THESE PRESENTS, That** JOHN KALITA and ELEANOR C. KALITA  
 husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
RICHARD C. LARSON

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

That portion of the E 1/2 SW 1/4 NE 1/4 lying Southerly of the center thread of the Sprague River, in Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the South 350 feet thereof.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

**MOUNTAIN TITLE COMPANY INC.**

- continued on the reverse side 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, its heirs, successors and assigns, that said grantor, its heirs, successors and assigns, shall defend, maintain and keep said grantee, its heirs, successors and assigns, its heirs, successors and assigns, in the quiet enjoyment of said premises, its heirs, successors and assigns, against the claims and demands of all persons whatsoever.

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 \$ 90,000.00

~~However, the actual consideration consists of or includes either property or value given or promised which is~~  
~~the whole or part of the consideration that the parties intended to give or promise.~~ (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 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 24TH day of FEBRUARY, 1986; 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)

STATE OF OREGON, *Flay*  
County of *Klamath* } ss.  
February 19 86

X *John Kalita*  
JOHN KALITA

X *Eleanor C. Kalita*  
ELEANOR C. KALITA

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
19 \_\_\_\_\_

Personally appeared \_\_\_\_\_ and \_\_\_\_\_, who, being duly sworn, 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  
JOHN KABITA and ELEANOR C. KALITA,  
husband and wife

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

Belonging to  
OFFICIAL (SEAL)  
Notary Public in and for the State of Florida  
My commission expires JAN. 9, 1990  
THRU GENERAL INS. UND.

John Kalita & Eleanor C. Kalita  
P.O. Box 3333  
Homosassa Springs, FL 32647

Richard C. Larson  
P.O. Box 42-A-522  
Los Angeles, CA 90050

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 } ss.

*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 INC**

- continued from the reverse side of this deed -

## 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. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water of the Sprague River.
3. Subject to reservations and restrictions as contained in Deed from the State of Oregon to Frank Riley, recorded in Volume 285, page 394, Records of Klamath County, Oregon, to wit:  
"Subject, however to such rights of way for ditches, canals, and reservoir sites for irrigation purposes as may have been reserved by the United States or otherwise."
4. Subject to reservations and restrictions as contained in Patent recorded in Volume 303, page 340, Records of Klamath County, Oregon, to wit:  
"there is reserved from the lands hereby allotted, a right of way thereon for ditches or canals constructed by the authority of the United States."
5. Reservations, including the terms and provisions thereof, contained in Land Status Reports recorded November 3, 1958, in Volume 305, page 668 and recorded December 2, 1958, in Volume 307, page 96, Deed Records of Klamath County, Oregon.
6. Subject to a non-exclusive easement for a roadway for ingress and egress 30 feet width easement as disclosed by Deed recorded February 11, 1964, in Volume 351, page 111, Deed Records of Klamath County, Oregon, John Kalita, et ux, grantors and Adolph Heeseman, et ux, grantees.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of

of February

A.D., 19 86 at 11:06

of Deeds

o'clock

A

M., and duly recorded in Vol. M86

the 27th day

on Page 3313

FEE \$9.00

Evelyn Biehn,

By

County Clerk

*Sam Smith*