

77637

WARRANTY DEED

MAY 8 1981

M87

13771

KNOW ALL MEN BY THESE PRESENTS, That

David W. Starnes and Doris H. Starnes, Husband and Wife

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

Bradford W. Kalita

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:

"SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE 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 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 above or 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 \$ 4,000.00

~~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 @, 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 _____ day of January, 19 80, 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)

David W. Starnes

Doris H. Starnes

STATE OF OREGON, CALIFORNIA

County of ORANGE

FEBRUARY 1, 1980

STATE OF OREGON, County of _____) ss.

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:

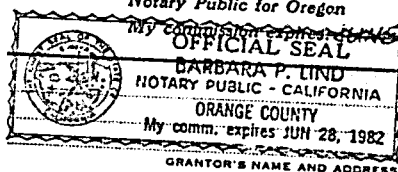
(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires:



GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bradford Kalita
P.O. Box 810
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

Bradford Kalita
P.O. Box 810
Chiloquin, OR 97624

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.

Recording Officer

By _____ Deputy

LEGAL DESCRIPTION

A parcel of land situated in the SE $\frac{1}{4}$ of Section 10, Township 3 $\frac{1}{2}$ South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at a 5/8" iron pin on the North-South centerline of said Section 10, said point of beginning also being on the Northwestern right of way of the Head of the Williamson Road, from which the S $\frac{1}{4}$ corner of said Section 10 bears South 00° 13' 18" East 744.68 feet, thence from said point of beginning North 00° 13' 18" West along the North-South centerline of said Section 10 693.50 feet to a point, thence South 41° 42' 22" East 598.41 feet to a point on the Northwestern right of way of the Head of the Williamson Road, thence along the arc of a 1382.40 feet radius curve to the right and along the Northwestern right of way of said Head of the Williamson Road (Delta = 12° 55' 00", Chord = 310.97 feet) 311.65 feet to a 5/8" iron pin, thence continuing South 62° 20' 33" West along the Northwestern right of way of said Head of the Williamson Road, 155.78 feet to the point of beginning.

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. Consent to the granting of a 100 foot road through the SE $\frac{1}{4}$ of Section 10, as set forth in instrument recorded July 16, 1957 in Volume 12, page 412, Deed Records of Klamath County, Oregon.
3. Real Estate Contract, including the terms and provisions thereof,
Dated: September 17, 1976
Recorded: November 3, 1976
Volume: M76, page 17442, Microfilm Records of Klamath County, Oregon
Vendor: Stanley D. Straus, Francis C. Ayers and John D. Ashpole
Vendee: George A. Pondella, Jr.
4. Real Estate Contract, including the terms and provisions thereof,
Dated: May 1, 1977
Recorded: May 3, 1977
Volume: M77, page 7595, Microfilm Records of Klamath County, Oregon
Vendor: George A. Pondella, Jr.
Vendee: David W. Starnes and Doris H. Starnes, husband and wife

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Company

on this 3rd day of August A.D., 19 87
at 10:44 o'clock A M. and duly recorded
in Vol. M87 of Deeds Page 13771
Evelyn Biehn, County Clerk

By [Signature]

Deputy.

Fee, \$14.00