

98832

WARRANTY DEED

Vol. m89 Page 5795

KNOW ALL MEN BY THESE PRESENTS, That

FRANCIS O. SMITH and MILDRED M. SMITH, husband and wife

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

WILLIAM K. KALITA

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

"This instrument will not allow use of the property described in this instrument in violation of applicable 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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

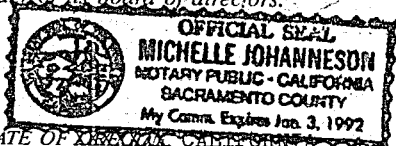
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land, if any, as of the date of this 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 \$ 3,800.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,800.00

In Witness Whereof, the grantor has executed this instrument this 3rd day of April, 19 89; 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.



STATE OF KINGDOM, CALIFORNIA)
County of Sacramento) SS.
April 3rd 19 89

Personally appeared the above named _____
FRANCIS O. SMITH and MILDRED M. SMITH

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

Before me: Nichelle Anderson
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 1-3-92

X Francis O. Smith
FRANCIS O. SMITH

X Mildred M. Smith
MILDRED M. SMITH
STATE OF OREGON, County of _____) ss.
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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 _____, 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.

Before me: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

FRANCIS O. SMITH and MILDRED M. SMITH
364 Ravine Circle
Rancho Cordova, CA 95670

WILLIAM K. KALITA
P.O. Box 431
Chiloquin, OR 97624

After recording return to:

SAME AS GRANTEE

Until a change is requested all tax statements shall be sent
SAME AS GRANTEE

NOT RECORDED

FOR

RECORDERS USE

_____ 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
officer.

Recording Officer

By _____ Deputy

Order No: 21200-K

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 9, 10, 11 and 12 in Block 3 of WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an undivided 4/88ths interest in the following described parcels:

PARCEL 1:

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 degrees 42' 15" East 400 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37 degrees 53' 20" West 136.90 feet; thence North 16 degrees 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.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

Tax Account No: 3407 015AA 01700
3407 015AA 01800
3407 015AA 01900
3407 015AA 02000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 6th day
of April A.D. 19 89 at 12:45 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 5795.

FEE \$13.00

Evelyn Biehn County Clerk

By Carlene Nielsen