

OK

2023

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That PERLA DEVELOPMENT CO., INC., An Arizona Corporation

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

BRADFORD W. KALITA

, 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:

All that portion of Lot 25, Section 18, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, bounded on the East by Highway 5427; bounded on the West by Agency Lake; the South line being 40 feet Northerly of the South Line of Lot 25, and the North line being 90 feet North of the South Line of Lot 25.

CODE 118 MAP 3507-18C) TL 2100 KEY #242455

(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 Those set out in Exhibit "A" attached hereto

and that 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 \$3,300.00. 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 ①, 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 8th day of June, 1989; 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.

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 THIS PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

PERLA DEVELOPMENT CO., INC.

BY: [Signature]

President

CALIFORNIA

STATE OF OREGON, County of LOS ANGELES

JUNE 20, 1989

Personally appeared ROBERT M. PERLA

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

Perla Development Co., Inc.

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:

Notary Public for Oregon

My commission expires: 12/18/92

(If executed by a corporation, affix corporate seal)

(OFFICIAL SEAL)

STATE OF OREGON, County of 19

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Perla Development Co., Inc.

GRANTOR'S NAME AND ADDRESS

Bradford W. Kalita

GRANTEE'S NAME AND ADDRESS

Bradford W. Kalita

After recording return to:

P.O. Box 431

Chulozans, RR 97624

NAME, ADDRESS, ZIP

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

Same as Above

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/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

89 JUN 28 PM 3 44

NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Dec. 18, 1992

EXHIBIT "A"

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. Right, title or interest of the public, including governmental bodies in and to that portion of said premises lying below the ordinary high water line of Klamath Lake and public rights of fishing and recreation in and to the shoreline of said lake.
3. Limited access to State Highway #427.
4. All reservations, including the terms and provisions thereof, as set forth in Land Status Report, recorded September 28, 1958 in Book 304 at Page 132, Klamath County Deed Records, are eliminated.

Subparagraph 3(a) of the above mentioned document, being the agreement entered into May 4, 1925 for the regulation of the waters of Upper Klamath Lake, has been released as to subject property by Quitclaim Deed recorded April 22, 1977 in Book M-77 at Page 6917, Microfilm Records.

We have determined that subparagraph 3(b) of the above mentioned document is State Highway #427, adjacent to subject property.

Subparagraph 3(c) being the right of way to California-Oregon Power Company for amendment of transmission line license, as been released as to subject property by Quitclaim Deed recorded January 19, 1977 in Book M-77 at Page 1002, Deed Records of Klamath County, Oregon.

Also, subparagraph 3(d) of said document, which states "The above described property is subject to any other easements for public roads..." is eliminated.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 28th day
of June A.D., 19 89 at 3:44 o'clock PM., and duly recorded in Vol. M89,
of Deeds on Page 11623.

Evelyn Biehn, County Clerk

By Darlene Mullins

FEE \$13.00