

1967 23204 MTC #24567-DN

Vol. m90 Page 23858

KNOW ALL MEN BY THESE PRESENTS, That Lawrence N. Kalita, a single man

hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by Carl A. Franklin and Kathleen
C. Franklin, husband and wife,

hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the en-
tirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and
appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of
Oregon, described as follows, to-wit:

A tract of land situated in Government Lot 16, Section 34, Township 34
South, Range 7 East of the Willamette Meridian, more particularly described
as follows: See attached "Exhibit A" description

SUBJECT TO: Reservations and restrictions of record, easements and rights
of way of record and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the en-
tirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that gran-
tor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as
hereinabove set forth

and that grantor will warrant and forever defend the above granted 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 \$4,500.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which).^①

In construing this deed and where the context so requires, the singular includes the plural, the masculine in-
cludes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to
make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 5TH day of
February, 1973; if the grantor is a corporation, it has caused its corporate name to be signed and its cor-
porate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Lawrence N. Kalita

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.

February 5, 1973

Personally appeared the above named

Lawrence N. Kalita

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

(OFFICIAL
SEAL)

Before me,

Notary Public for Oregon

My commission expires:

July 16, 1976

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 be-
half 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:

(OFFICIAL
SEAL)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Lawrence Kalita

TO

Carl & Kathleen Franklin

AFTER RECORDING RETURN TO
Mountain Title Company
P.O. Box 5017
Klamath Falls, OR 97601

No.

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON

County of) ss.

I certify that the within instru-
ment was received for record on the
day of 19
at o'clock M., and recorded
in book on page or as
filing fee number, Rec-
ord of Deeds of said County.

Witness my hand and seal of
County affixed.

Title
By Deputy

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"Exhibit A"

The following described real property in Klamath County, Oregon:

A tract of land situated in Government Lot 16, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at the East 1/4 corner of said Section 34, said corner being the Southeast corner of said Government Lot 16, said point being marked by a brass capped monument; thence North 89° 43' 34" West 1188.84 feet; thence North 25° 57' 27" East 500.38 feet to a 5/8 inch iron pin on the apparent Westerly right of way line of the Southern Pacific Railroad, said point being the true point of beginning of this description; thence Southwesterly along the Northwesterly right of way line of said railroad 250 feet, more or less; thence North 68° 44' 24" West 4 feet, more or less to a 5/8 inch iron pin which is located South 25° 57' 27" West a distance of 250.38 feet from the true point of beginning; thence continuing North 68° 44' 24" West 371.60 feet to a 5/8 inch iron pin on the Easterly bank of Williamson River; thence continuing North 68° 44' 24" West to the thread of said river; thence Northerly along the thread of said river to a point which bears North 76° 10' 54" West from the true point of beginning; thence South 76° 10' 54" East to a 5/8 inch iron pin on the Easterly bank of said river; thence continuing South 76° 10' 54" East a distance of 315.00 feet to the true point of beginning, with the bearings based on recorded survey No. 1516, as recorded in the Klamath County Surveyor's Office.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 3rd day
of Dec. A.D., 1990 at 10:12 o'clock A M., and duly recorded in Vol. M90,
of Deeds on Page 23858.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Mulendore