

729888

WARRANTY DEED

Vol. 97 Page 8546

KNOW ALL MEN BY THESE PRESENTS, That

Bradford W. Kalita

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 Robert E. Smith and Alice V. Smith, Husband and Wife, hereinafter called  
 the grantees, 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 ap-  
 pertaining, 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 on the reverse of this deed, 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 \$8,000.00.  
 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 OES 21030.)

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 6th day of November, 1981;  
 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)

William K. Kalita, attorney  
 in fact for Bradford W. Kalita  
 By William K. Kalita, His Attorney In

STATE OF OREGON,

County of Klamath

11-6

Personally appeared the above named

William K. Kalita for Bradford

W. Kalita His Attorney In Fact

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

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of

Fact

Personally appeared

and  
 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 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:

Bradford W. Kalita

1580 Cicada Street

Coos Bay, Oregon 97420

GRANTOR'S NAME AND ADDRESS

Robert E. Smith and Alice V. Smith

414 North Tonopah Ave.

La Puente, Calif. 91744

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert E. Smith &amp; Alice V. Smith

414 North Tonopah Ave.

La Puente CA 91744

NAME, ADDRESS, ZIP

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

Robert E. Smith &amp; Alice V. Smith

414 North Tonopah Ave.

La Puente, CA 91744

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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  
 file/reel number  
 Record of Deeds of said county.  
 Witness my hand and seal of  
 County affixed.

By Recording Officer  
 Deputy

8138

8087

0330 YTMADIAW

88547

DESCRIPTION OF THE PREMISES

A parcel of land situated in the SE $\frac{1}{4}$  of Section 10, Township 34 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. Taxes for the fiscal year 1981-1982, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. 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.

~~4. Real Estate Contract, including the terms and provisions thereof,  
Dated: January 31, 1980  
Recorded: February 15, 1980  
Volume: M80, page 3057, Microfilm Records of Klamath County, Oregon  
Vendor: Doris M. Starnes  
Vendee: Bradford W. Kalita~~

W.K. for  
B.K.

~~The Vendor's interest in said Contract was assigned by instrument  
Dated: June 24, 1980  
Recorded: June 30, 1980  
Volume: M80, page 11958, Microfilm Records of Klamath County, Oregon  
To: Frank W. Ohlund and Jane A. Ohlund, as tenants in common~~

5. Agreement for Easement, including the terms and provisions thereof,  
Dated: August 5, 1980  
Recorded: August 7, 1980  
Volume: M80, page 14716, Microfilm Records of Klamath County, Oregon  
In favor of: William K. Kalita  
For: Roadway 30 feet in width

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 7th day  
of May A.D., 19 91 at 12:03 o'clock P.M., and duly recorded in Vol. M91  
of Deeds on Page 8546  
FEE \$33.00  
By Evelyn Biehn County Clerk  
Dorcas M. Muckadare