

41256

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 92 Page 3523

KNOW ALL MEN BY THESE PRESENTS, That

WILLIAM K. KALITA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD W. CORYELL and RITA P. CORYELL, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 EXHIBIT A 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 land use 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

record and those apparent upon the land, if any, as the date of this deed except those of 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 \$ 35,000.00

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 20 day of February, 19 92; 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 OREGON,

County of KLAMATH

ss.

February 20, 19 92

X William K. Kalita
WILLIAM K. KALITA

Personally appeared the above named

WILLIAM K. KALITA

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

Before me:

Della M. Harreguy
Notary Public for Oregon
My commission expires: 10-20-92

Della M. Harreguy
DELLA M. HARREGUY
NOTARY PUBLIC-OREGON

My Commission Expires 10-20-92

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____

_____, president, and by _____
_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: _____

(SEAL)

WILLIAM K. KALITA

P.O. BOX 431

CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS

RICHARD W. CORYELL and RITA P. CORYELL

1419 PINE GROVE RD.

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

RICHARD W. CORYELL and RITA P. CORYELL

1419 PINE GROVE RD.

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

After recording return to:

RICHARD W. CORYELL and RITA P. CORYELL

1419 PINE GROVE RD.

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

If not a change is requested all statements shall be sent to the following address:

SPACE RESERVED

FOR

RECORDERS USE

STATE OF OREGON,

ss.

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 _____ 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

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MTC NO. 27073-NM

EXHIBIT A
LEGAL DESCRIPTION

A tract of land situated in Government Lot 25 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin with Tru-Line surveying plastic cap, on the Westerly right of way line of the Modoc Point Road, from which the South 1/4 corner of said Section 18 bears South 30 degrees 16' 00" East 970.82 feet; thence North 89 degrees 34' 21" West 219.92 feet to a 5/8" iron pin with a Tru-Line surveying plastic cap; thence continuing North 89 degrees 34' 21" West 2 feet, more or less, to the mean high water line of Agency Lake; thence, along said high water line, North 06 degrees 54' 27" East 220.75 feet; thence East 2 feet, more or less, to a 1/2" iron pin with L.S. 362 plastic cap; thence continuing East 184.76 feet to a 1/2" iron pin with L.S. 362 plastic cap on the Westerly right of way line of the Modoc Point Road; thence along said right of way line South 00 degrees 51' 56" East 46.45 feet to a 5/8" iron pin with L.S. 362 plastic cap, and on the arc of a curve to the left (radius equals 2894.79 feet and central angle equals 03 degrees 27' 19") 174.57 feet to the point of beginning with bearings based on record of Survey Map 3219.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 21st day
of Feb. A.D., 19 92 at 9:19 o'clock A M., and duly recorded in Vol. M92
of Deeds on Page 3523
Evelyn Biehn, County Clerk
By [Signature]

FEE \$35.00