

1967

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ASPEN 92656

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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 Harold R. Sensenbach and Wilma A. Sensenbach, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, 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 entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor 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 \$5,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes 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 12TH day of February, 1973; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Lawrence N. Kalita
Lawrence N. Kalita

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
February 12, 1973
Personally appeared the above named
Lawrence N. Kalita
and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Before me,

Notary Public for Oregon

My commission expires:

February 16, 1976

STATE OF OREGON, County of) ss.

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:
Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

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

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Ernest & Grace Wiseman
1107 Carlson Ave
Klamath Falls OR
97603

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

STATE OF OREGON

County of) ss.

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 filing fee number _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____ Deputy

"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 a 5/8 inch iron pin on the South line of said Government Lot 16, said point situated North 89° 43' 34" West a distance of 1188.84 feet from the East 1/4 corner of said Section 34, marked by a brass capped monument; thence Northeasterly along the Northwestern right of way line of the Southern Pacific Railroad 250 feet, more or less; thence North 68° 44' 24" West a distance of 4 feet, more or less to a 5/8 inch iron pin situated North 25° 57' 27" East 250.00 feet from the 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 Southwesterly along the thread of said river to the point of intersection with the Northerly line of the Second Addition to Chiloquin extended Westerly; thence South 62° 57' 35" East to a 5/8 inch iron pin on the Easterly bank of said river and the Northerly line of the Second Addition to Chiloquin; thence continuing along said Northerly line: South 62° 57' 25" East 42.14 feet; North 27° 02' 35" East 10.00 feet; South 62° 57' 25" East 400.84 feet to a 5/8 inch iron pin on the South line of said Government Lot 16; thence South 89° 43' 34" East 14.40 feet to the 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 Aspen Title Co. the 9th day of Oct. A.D., 19 92 at 3:25 o'clock P.M., and duly recorded in Vol. M92 of Deeds on Page 23783.

FEE \$35.00

Evelyn Biehn - County Clerk

By Douglas M. Anderson