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Vol M02 Page 1964

nr 98986-1R

**RECORDING COVER SHEET  
ALL TRANSACTIONS, PER ORS 205.234**

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR  
RECORDING. ANY ERRORS IN THIS COVER SHEET  
DO NOT AFFECT THE TRANSACTION(S) CONTAINED  
IN THE INSTRUMENT ITSELF.

**AFTER RECORDING RETURN TO**

name and address of the person authorized to receive the  
instrument after recording, as required by ORS 205.180(4)  
and ORS 205.238.

Taylor Day  
38380 Madec Point Rd  
Chiloquin OR 97624

State of Oregon, County of Klamath  
Recorded 01/11/2002 3:25 p m.  
Vol M02, Pg 1964-67  
Linda Smith, County Clerk  
Fee \$ 36.00 # of Pgs 4

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(a).  
*Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."*

warranty deed

2. **DIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(b) or  
**GRANTOR**, as described in ORS 205.160.

William Kalita

3. **INDIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(a) or  
**GRANTEE**, as described in ORS 205.160.

Taylor Day

4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any  
real estate and all memoranda of such instruments, reference ORS 93.030.

\$ 37,000.00

5. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING  
ADDRESS** for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

Same as above

6. **FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or  
WARRANT**, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

n/a

7. **THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND  
OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED**, for instruments to  
be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

n/a

# WARRANTY DEED

1965

WILLIAM K. KALITA,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

TAYLOR A. DAY,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

|        |                      |
|--------|----------------------|
| 223555 | 3507-004AO-00600-000 |
| 223671 | 3507-004AO-01600-000 |
| 223662 | 3507-004AO-01700-000 |
| 223653 | 3507-004AO-01800-000 |

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:  
and the 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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 37,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 38380 MODOC POINT ROAD, CHILOQUIN, OR 97624

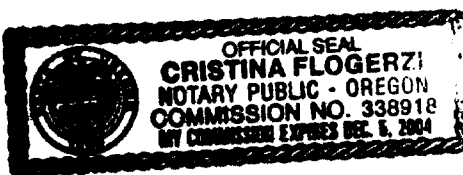
Dated this 10<sup>th</sup> day of January, 2002.

William K. Kalita  
WILLIAM K. KALITA

State of Oregon  
County of KLAMATH

Notary \*

This instrument was acknowledged before me on JANUARY 10, 2002 by WILLIAM K. KALITA.



Cristina Flogerzi  
(Notary Public for Oregon)

My commission expires 12/08/04

ESCROW NO. MT55956-KR

Return to:  
TAYLOR A. DAY  
38380 MODOC POINT ROAD  
CHILOQUIN, OR 97624

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

All that portion of the S1/2 of Government Lot 1, Section 4, Township 35 South, Range 7 East of the Willamette Meridian, lying Northwesterly of State Highway No. 422 as it now exists, in the County of Klamath, State of Oregon.

**PARCEL 2:**

All that portion of Government Lot 8, Section 4, Township 35 South, Range 7 East of the Willamette Meridian, lying Northwesterly of the State Highway No. 422 as it now exists, in the County of Klamath, State of Oregon.

EXCEPTING FROM PARCELS 1 and 2 that portion deeded to the State of Oregon, by and through its Department of Transportation Aeronautics Division, described in Deed recorded June 11, 1990 in Book M90 at Page 11205.

**PARCEL 3:**

A parcel of land in Lot 7, Section 4, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is the Northeast corner of Lot 7, Section 4, Township 35 South, Range 7 East of the Willamette Meridian; thence West 78.8 feet; thence South 5 degrees 76' West a distance of 74.5 feet; thence East 84.9 feet; thence North 74.3 feet to the point of beginning; all located in Lot 7, Section 4, Township 35 South, Range 7 East of the Willamette Meridian.

**PARCEL 4:**

A parcel of land located in Lot 7, Section 4, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a one-half inch iron pipe on the East boundary of said Lot 7, being a point which bears South 74.3 feet from the Northeast corner of said Lot 7 and being the Northeast corner of said parcel; thence West 84.9 feet to a one-half inch iron pipe on the East boundary of United States Highway No. 97 right of way; thence South 4 degrees 36' West 80.0 feet along said right of way boundary to a one-half inch iron pipe; thence East 91.3 feet to a one-half inch iron pipe on the East boundary of said Lot 7; thence North 79.7 feet to the Northeast corner of said parcel and point of beginning.

**PARCEL 5:**

A parcel of land located in Lot 7, Section 4, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

**EXHIBIT "A"**  
**LEGAL DESCRIPTION (continued)**

*Parcel 5 (continued):*

Beginning at a point on the East boundary of said Lot 7 being a point which bears South 154.0 feet from the Northeast corner of said lot and being the Northeast corner of said parcel; thence West 101.3 feet to a one-half inch iron pipe on the East boundary of Highway #97 right of way; thence South 4 degrees 36' West 80 feet along said right of way boundary to a one-half inch iron pipe; thence East 107.7 feet to a one-half inch iron pipe on the East boundary of said Lot 7; thence North 78.9 feet to the Northeast corner of said parcel and the point of beginning.

EXCEPTING FROM PARCELS 3, 4 and 5: A parcel of land lying in Lot 7, Section 4, Township 35 South, Range 7 East, Willamette Meridian, Klamath County, Oregon and being a portion of that property described in that Deed to Mary Cecilia Ewing, Daniel D. Ewing, John D. Ewing and David B. Ewing, recorded in Book M84, Page 16988 of Klamath County Record of Deeds; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Easterly side of the center line of the relocated The Dalles-California Highway which center line is described as follows:

Beginning at Engineer's center line Station 3053+78.63, said station being 511.58 feet North and 803.30 feet West of the Southeast corner of Section 28, Township 34 South, Range 7 East, Willamette Meridian; thence South 6 degrees 29' 28" West 7,321.37 feet to Engineer's center line Station 3127+00.

The widths in feet of the strip of land above referred to are as follows:

| Station to Station | Width on Easterly Side of Center Line |
|--------------------|---------------------------------------|
| 3119+00 3123+00    | 90 in a straight line to 70           |

Bearings are based upon the Oregon Coordinate System of 1927, South Zone.

The parcel of land to which this description applies contains 3,580 square feet, more or less, outside of the existing right of way.

TOGETHER WITH all abutter's rights of access between the above-described parcel and Grantor's remaining real property.