

KNOW ALL MEN BY THESE PRESENTS, that DANIEL SCOTT KETTLER, a single man, in consideration of the sum of SEVEN THOUSAND DOLLARS (\$7,000.00) to him paid by RICHARD LOCKREM and MYRTLE E. LOCKREM, husband and wife, does hereby grant, bargain, sell and convey unto said RICHARD LOCKREM and MYRTLE E. LOCKREM, husband and wife, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

Beginning at the Southeasterly corner of Lot A, Sunset Beach, Klamath County, Oregon; thence, South 42°41' West along the Southeasterly line of said Lot A a distance of 125.40 feet, to a point on the high water line of Upper Klamath Lake; thence, North 54° 00'43" West along said high water line a distance of 160.67 feet; thence, North 16°16'36" West a distance of 71.59 feet; thence, South 87°39' East a distance of 171.57 feet to a point on the Northeasterly line of said Lot A; thence, South 44°52' East along the Northeasterly line of said Lot A, a distance of 90.22 feet to the point of beginning. Containing .52 acres.

Together with an easement for access described as follows:

Easement being 25 feet wide, 12.5 feet on both sides of the following described line:

Beginning at a point on the east line of Lot A Sunset Beach, Klamath County, Oregon. Said point being N. 44°52' West, 252.14 feet from the Southeasterly corner of said Lot A; thence North 80°39'30" West, 173.20 feet to a point; thence, North 83°42'00" West, 29.43 feet, to a point on the northeasterly line of a parcel belonging to Curtiss R. Lockrem and Carol R. Lockrem, and:

an easement 12.50 feet on both sides of the following described center line.

Beginning at a point on the Northeasterly line of Lot A, Sunset Beach, Klamath County, Oregon. Said point being North 44°52' West, a distance of 108.63 feet from the Southeasterly corner of said Lot A; thence, North 87°39' West, a distance of 158.06 feet.

To Have and to hold the above-described and

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3. That no home i  
subdivision of a Port  
and operation of  
6. That no home i  
that 1,500 squ  
is less than 1  
That consti  
7. That consti  
building shall be bui  
edge of Klamath Lake  
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that in th  
9. The stor  
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used for be unger  
and must be stand  
and other stand



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1 granted premises unto the said CURTISS R. LOCKREM and  
2 CAROL LOCKREM, husband and wife, their heirs and assigns  
3 forever.

4 And DANIEL SCOTT KETTLER, a single man, the  
5 grantor above-named does covenant to and with the above  
6 named grantees, their heirs and assigns that he is lawfully  
7 seized in fee simple of the above granted premises, that the  
8 above granted premises are free from all encumbrances, except  
9 as follows:

10 1. An easement created by instrument, including the  
11 terms and provisions thereof, dated October 10, 1935, recorded  
12 October 22, 1935 in Book 105 at page 297, in favor of California  
Oregon Power Company for electrical transmission lines, et al.

13 2. An easement created by instrument, including the  
14 terms and provisions thereof, dated January 6, 1961, recorded  
15 August 1, 1961, in Deed Book 331 at page 350, in favor of the  
California Oregon Power Company for electrical transmission lines,  
et al.

16 3. Easement created by instrument, including the terms  
17 and provisions thereof, dated July 9, 1964, recorded July 30,  
18 1964, in Deed Book 355 at page 81, in favor of Eugene A. Wellman  
and Genevieve Wellman, husband and wife, their heirs and assigns  
for the right of ingress and egress across said Lot A.

19 4. Rights of the public and of Governmental bodies in  
20 and to that portion of the herein described property lying  
below the ordinary high water mark of Klamath Lake.

21 5. Reservation contained in Deed executed by R. W.  
22 Browning and wife, to Donald L. Kettler and wife, dated March  
23 26, 1960, recorded April 1, 1960, in Book 320 at page 160 of Deed  
Records, Klamath County, Oregon, as follows:

24 " ... the reservation of right of way to serve the whole  
25 subdivision free access to the well for the necessary installation  
and operation of a Domestic Water System."

26 6. That no home is to be built on said property which  
is less than 1,500 square feet permanent dwelling.

27 7. That construction of any permanent dwelling or  
28 building shall be built not less than 25 feet from the water  
edge of Klamath Lake.

29 8. That no home shall be constructed which is more  
30 than one story in height and no overhead wiring shall be  
used for the purpose of utility service to said building,  
31 and must be underground conduit and pass the State Electrical  
and other standards.

32  
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1 That DANIEL SCOTT KETTLER, a single man, will  
2 and his heirs, executors and administrators, shall warrant and  
3 forever defend the above granted premises, and every part and  
4 parcel thereof against the lawful claims and demands of  
5 all persons whomsoever.

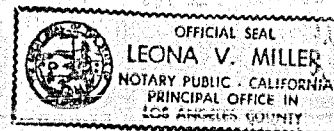
6 WITNESS my hand and seal this 17 day of February,  
7 1969.

8  
9 Daniel Scott Kettler  
10 DANIEL SCOTT KETTLER

11 SUBSCRIBED and sworn to before me this 17 day of February,  
12 1969.

13  
14 Leona V. Miller  
15 Notary Public for California  
16 My Commission expires:

17 My Commission Expires December 21, 1971



STATE OF OREGON, }  
County of Klamath } ss.

Filed for record at request of:  
FIRST FEDERAL SAVINGS & LOAN  
on this 18th day of OCTOBER A. D., 19 72  
at 8:55 o'clock A. M. and duly  
recorded in Vol. M 72 of DEEDS  
Page 11925

WM. D. MILNE, County Clerk

Fee \$ 6.00 By Hazell Hazell  
Deputy.

Return to  
Mr & Mrs Richard Locken  
1848 Bishop  
R.F.O.

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