

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that DONALD L. KETTLER and ELSIE S. KETTLER, husband and wife, in consideration of the sum of SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$7,500.00) DOLLARS to us paid by WILLIAM N. KING and MILDRED KING, husband and wife, do hereby grant, bargain, sell and convey unto said William King and Mildred King, 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:

Lot 17 and a portion of Lot 16 Sunset Beach, according to the official plat thereof on file in the records of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the right of way line of Sunset Drive, said point also being on the Northeasterly line of Lot 16 of Sunset Beach, said point also being the end of a 16.26° curve to the right; thence South 21°28' East, along said right of way a distance of 16.73 feet; thence South 71°19'20" West a distance of 130.57 feet, more or less, to the shore line of Upper Klamath Lake, thence North 08°33' West along said shore line a distance of 41.50 feet, more or less, to the intersection of said shore line and the Northerly lot line of Lot 16; thence North 53°43' East, 119.55 feet, more or less, to the Northeasterly corner of said Lot 16; thence along the Southwesterly right of way line of Sunset Drive and along a 16.259° curve to the right, 62.86 feet to the point of beginning.

Together with an Easement for access described as follows:

A 20.00 foot easement across 10.00 feet on both sides of the following described line:

Beginning at a point on the northerly line of Lot 17 Sunset Beach. Located in Klamath County, Oregon. Said point being South 53°43' West a distance of 50.95 feet from the northeasterly corner of Lot 17; thence South 25°56' East 100.00 feet; thence South 31°43'40" West 56.00 feet; thence South 30°26'30" East 55.00 feet, more or less, to a point on the southerly line of Lot 16 of said Sunset Beach.

WARRANTY DEED - 1

David R. Vandenberg, Jr.  
ATTORNEY AT LAW  
292 Main Street  
Klamath Falls, Oregon  
Phone 862-5501

1 To Have and to Hold the above described and granted  
2 premises unto the said William N. King and Mildred King, husband  
3 and wife, their heirs and assigns forever.

4 And Donald L. Kettler and Elsie S. Kettler, husband  
5 and wife, the grantors above named do covenant to and with the  
6 above named grantees, their heirs and assigns that they are  
7 lawfully seized in fee simple of the above granted premises,  
8 that the above granted premises are free from all encumbrances,  
9 except as follows:

10 1. Agreements with the California Oregon Power  
11 Company and California-Oregon Power Company, relative to  
12 raising and/or lowering the water of the Upper Klamath Lake  
and of the streams flowing into and out of said lake, and  
release of damages caused by such regulation of the water levels.

13 2. Rights of the Federal Government, the State of  
14 Oregon, and the general public in and to that part thereof  
lying below the high water line.

15 3. Right of Way, including the terms and provisions  
16 thereof, by and between Donald L. Kettler and Elsie S. Kettler,  
17 husband and wife, to The California Oregon Power Company, a  
18 California corporation, dated January 6, 1961, recorded  
August 1, 1961, in Deed Volume 331 page 350, records of Klamath  
County, Oregon.

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

20 5. That construction of any permanent dwelling or  
21 building shall be built not less than 25 feet from the water  
edge of Klamath Lake.

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

25 7. Reservations contained in Deed executed by R. W.  
26 Browning and Peggy H. Browning, husband and wife, to Donald L.  
27 Kettler and Elsie S. Kettler, husband and wife, dated March 26,  
1960 and recorded April 1, 1960 on page 160, of Volume 320 of  
Deeds, records of Klamath County, Oregon, as follows:

28 "The reservation of Right of Way to serve the  
29 whole Subdivisions' free access to the well, for  
the necessary installation and operation of a  
30 Domestic Water System."

31 8. That grantees herein expressly waive and forfeit  
32 all rights to water to the well on said subdivision referred to  
in said deed between Kettlers and Brownings and agree to supply  
themselves with their own water supply from their lot by

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construction of a well.

That Donald L. Kettler and Elsie S. Kettler, husband and wife, will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

WITNESS our hands and seals this 11 day of April, 1968.

Donald L. Kettler  
Elsie S. Kettler

Subscribed and sworn to before me this 11 day of April, 1968.

William D. Milne  
Notary Public for Oregon  
My Commission Expires: 11-24-71

STATE OF OREGON, }  
County of Klamath } ss.

Filed for record at request of: \_\_\_\_\_  
on this 11 day of April A. D., 19 68  
at 11:15 o'clock M. and duly  
recorded in Vol. 3039 of \_\_\_\_\_  
Page 3000

WM. D. MILNE, County Clerk  
By Hazel Drayton Deputy.  
Fee 1.00

Return to:  
Mr. & Mrs. William D. King  
3039 Lawrence  
Klamath Falls, Or.

WARRANTY DEED - 3

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