

A 74905

93234

Vol 774 Page

12189

1 THIS INDENTURE WITNESSETH, that RODDIS S. JONES and ANNE ORUM JONES, husband
2 and wife, hereinafter known as Grantors, for the consideration hereinafter stated
3 have bargained and sold, and by these presents do grant, bargain, sell and convey
4 unto ROBERT L. KING, JR. and HELEN B. KING, husband and wife, Grantees, the
5 following described premises, situated in Klamath County, Oregon, to-wit:

6 A Tract of Land situated in the SE $\frac{1}{4}$ of Section 23, Township 38 South, Range
7 8 East of the Willamette Meridian, Klamath County, Oregon, and more par-
8 ticularly described as follows: Beginning at a 5/8 inch iron pin marking
9 the center $\frac{1}{4}$ corner of said Section 23 as set by record of survey No. 1571,
10 as recorded in the Klamath County Surveyor's Office; thence South 1128.12
11 feet; thence East 253.52 feet to the $\frac{1}{2}$ inch iron pin on the Northeasterly
12 right of way line of Lakeshore Drive (Highway 421); thence North 30°12'56"
13 West 35.33 feet to a 5/8 inch iron pin on the said Northeasterly right of
14 way line, said point being the True Point of Beginning of this descrip-
15 tion; thence Northwesterly along the said Northeasterly right of way line
16 following the arc of a curve to the right (central angle = 14°09'13",
17 radius = 686.30 feet) 169.53 feet; thence leaving said right of way line
18 North 78°20' East 396.82 feet; thence South 11°43' East 349.44 feet;
19 thence North 84°47'36" West 49.47 feet; thence along the arc of a curve
20 to the right (central angle = 19°52'30", radius = 400.00 feet) 138.75
21 feet; thence North 64°55'06" West 109.68 feet; thence along the arc of a
22 curve to the left (central angle = 53°49'08", radius = 100.00 feet) 93.93
23 feet; thence South 61°15'46" West 21.07 feet to the True point of Beginning.

24 TOGETHER WITH:

25 (1) The perpetual, non-exclusive right of way and easement for road pur-
26 poses for access to and exit from said property herein conveyed as
27 described in deed from Eston E. Balsiger and Billie L. Balsiger to Roddis
28 S. Jones and Anne Orum Jones, dated November 30, 1973, recorded December
29 10, 1973, in Volume M73, page 15887, Microfilm Records of Klamath County,
30 Oregon.

31 (2) A perpetual, non-exclusive 15 foot easement for ingress and egress
32 to the shoreline of Upper Klamath Lake, also the right to convey water
within said easement, said easement being 7.5 feet each side of, measured
at right angles to, the following described centerline: Beginning at a
point which is South 84°47'36" East 7.84 feet from the Southeasterly cor-
ner of the above described tract of land; thence North 11°43'00" West
156.70 feet; thence North 78°17' East 468 feet, more or less, to the shore-
line of Upper Klamath Lake; provided, however, that said easements shall
never be used in such a manner as to impair access to and from Grantors'
adjoining real property, hereinafter more particularly described. Pro-
vided further, this easement does not include a water right.

GRANTORS RESERVE to themselves, their heirs, representatives and assigns,
a one-half interest in a well now located on the property being conveyed,
said well being located South 59°58' East a distance of 20.3 feet from
the Northwesterly corner of the property herein described, together with
a perpetual easement for the construction and maintenance of a water line
and for maintenance and repair of said well across and upon the real prop-
erty more particularly described as follows, to-wit: Beginning at the
Northwest corner of the property herein conveyed; thence, Southerly along
the Easterly right of way line of Lakeshore Drive 20 feet; thence North
78°20'00" East 20 feet; thence Northerly parallel to the Easterly line of
Lakeshore Drive to a point that is 10 feet Southerly from the North line
of said property; thence North 78°20'00" East 376.82 feet, more or less,
to the Easterly line of said property; thence North 11°43'00" West 10
feet to the Northeast corner of said property; thence South 78°20'00" West

GANDONG, OGDENSON
& BIGEMORE
ATTORNEYS AT LAW
230 MAIN STREET
KLAMATH FALLS, ORE.
97601

Warranty Deed - Page 1.

LAW OFFICE
DECKLEY & HARTSON
101 SOUTH 3RD - 3RD
KLAMATH FALLS, ORE. 97
(503) 882-1881

396.82 feet along the North line of said property to the point of beginning, the foregoing reservation and easement to be forever appurtenant to and for the benefit of all of Grantors' adjoining real property, more particularly described as follows:

A Tract of Land containing 1.58 acres, more or less, in the SE $\frac{1}{4}$ of Section 23, Township 38 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Commencing at the Southeast corner of the property herein conveyed to Robert L. King, Jr. and Helen B. King, husband and wife; thence, North 11°43'00" West along the East line of said King Tract a distance of 349.44 feet, more or less, to the Northeast corner of said King Tract; thence, North 78°20'00" East a distance of 283.66 feet, more or less, to the shoreline of Upper Klamath Lake; thence, Southeasterly along said shoreline to the point that bears South 59°56'36" East a distance of 256.56 feet from the last-described point, being the Northeasterly corner of the Tract of Land described in Deed recorded in Vol. M69 at page 4801; thence, leaving said shoreline South 78°17'00" West a distance of 446.00 feet, more or less, to a point; thence, South 11°43'00" East a distance of 154.52 feet, more or less, to a point; thence, North 84°47'36" West a distance of 75.60 feet, more or less, to the Point of Beginning.

SUBJECT TO: Real property taxes for fiscal year commencing July 1, 1974, which are now a lien but not yet payable; Grant of Right of Way for transmission line, including the terms and provisions thereof, from F. H. McCornack, et al., to The California Oregon Power Company, recorded Sept. 9, 1925, in Deed Vol. 68, page 281, Records of Klamath County, Oregon; Electric pole line, conveyed by F. H. McCornack, et al., to The California Oregon Power Company, recorded Sept. 9, 1925, in Deed Vol. 68, page 279, Records of Klamath County, Oregon; Grant of Right of Way for transmission line, including the terms and provisions thereof, given by Frank H. McCornack, Guardian of the person and estate of Frank H. McCornack, Jr., a minor, to The California Oregon Power Company, recorded Sept. 9, 1925, in Deed Vol. 68, page 280, Records of Klamath County, Oregon; Electric pole line, conveyed by Frank H. McCornack, Guardian of person and estate of Frank H. McCornack, Jr., a minor, to the California Oregon Power Company, recorded Sept. 9, 1925, in Deed Vol. 68, page 277, Records of Klamath County, Oregon; Easement, including the terms and provisions thereof, for ingress and egress reserved by Frank H. McCornack, et al., by Deed to J. E. McClellan and Delphine McClellan, recorded June 8, 1962, in Deed Vol. 338, page 169, Records of Klamath County, Oregon; Right of Way and Easement for Road Purposes, including the terms and provisions thereof, reserved by Eston E. Balsiger et ux., in the Deed to Roddis S. Jones and Anne Orum Jones, recorded Dec. 10, 1973, in Vol. M73, page 15887, Microfilm Records of Klamath County, Oregon, and in Deed to Raymond L. Kercher et ux recorded in Vol. M74 at page 845 of said Microfilm Records.

AND ALSO SUBJECT TO the following building and use restrictions, which Grantees, their heirs, grantees and assigns covenant and agree to observe and comply with and which shall run with and bind the land herein conveyed for the benefit of the Grantors' adjoining land, hereinabove more particularly described, to-wit:

That the premises herein conveyed shall be used solely as a residence site, that the same shall not be subdivided nor shall any less portion than the whole thereof ever be sold, leased or conveyed, and that not more than a single family residence together with other structures allowed on said premises by the zoning ordinances in effect on the date of this Deed shall ever be erected on said premises. That the foregoing restrictions and covenants shall remain in force and effect until such time that they may be terminated by an agreement in writing, signed by all the then legal and equitable owners of said above-described premises of the Grantors and of the premises herein conveyed.

12491

1 The true and actual consideration paid for this transfer is \$17,750.00.
2 TO HAVE AND TO HOLD the said premises with their appurtenances unto the
3 said Grantees as an estate by the entirety. And the said Grantors do hereby
4 covenant, to and with the said Grantees, and their assigns, that they are the
5 owners in fee simple of said premises; that they are free from all encumbrances,
6 except those above set forth, and that they will warrant and defend the same
7 from all lawful claims whatsoever, except those above set forth.

8 IN WITNESS WHEREOF, they have hereunto set their hands this 19 day of
9 September, 1974.

10 Roddis S. Jones
11 Roddis S. Jones

12 Anne Orum Jones
13 Anne Orum Jones

14 STATE OF OKLAHOMA)
15 County of McIntosh) ss

16 Personally appeared the above named Roddis S. Jones and Anne Orum Jones, hus-
band and wife, and acknowledged the foregoing instrument to be their voluntary
act and deed. Before me:

17 James B. McDaniel
Notary Public for Oklahoma

18 (SEAL)
19 My Commission Expires:
20 9-25-76

21 After recording return to Barnhisel/Ganong 323 Main

22 Until a change is requested all tax statements shall be sent to
23 First Federal Savings & Loan, 540 Main, Klamath Falls, Ore 97601

24
25 STATE OF OREGON,)
26 County of Klamath) ss.

27 Filed for record at request of:
28 Klamath County Title Co.
29 on this 23rd day of SEPTEMBER A. D., 19 74
30 at 3:11 o'clock P. M. and duly
31 recorded in Vol. 15-71 of DEEDS
32 Page 12489

WM. D. MILNE, County Clerk
By [Signature] Deputy.

GANONG, O'NEILL
& BISHOP
ATTORNEYS AT LAW
838 MAIN STREET
KLAMATH FALLS, ORE
97601

Warranty Deed - Page 3.

LAW OFFICE
BERRY & ANDERSON
101 SOUTH BROADWAY
KLAMATH FALLS, ORE. 97601
(503) 866-4881