

WARRANTY DEED
(Grantees as Tenants by Entirety)

CRATER TITLE INSURANCE CO. P. O. BOX 336, 804 W. MAIN ST., MEDFORD, OREGON
JOSEPHINE COUNTY TITLE CO. P. O. BOX 71, 507 N.E. 6th ST., GRANTS PASS, OREGON

KNOW ALL MEN BY THESE PRESENTS, That PEGGY M. STIVERS, FORMERLY PEGGY L. SLOAN

hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by JOE C. ARNOLD AND KATHLEEN A. ARNOLD
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, heredit-
aments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath
State of Oregon, described as follows, to-wit:

Lot 31 of First Addition to Sportsman Park, Klamath County, Oregon, according to the
official plat thereof on file in the office of the County Clerk, Klamath County,
Oregon.

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..

Taxes for 1975-76 are now a lien but not yet payable.

Agreement from Herbert Fleishhacker and May Belle Fleishhacker, his wife,
and The California Oregon Power Company, a corporation, dated January 25,
1924, recorded February 15, 1924, in Volume 63 of Deeds, page 460, records
of Klamath County, Oregon, "... giving and granting unto the second party
the perpetual right, privilege and easement of overflowing and/or uncovering
said lands as the case may be in its operation of said dam and/or regulations
and control of the water levels of said Upper Klamath Lake between said ele-
vations of 4137 and 4143.3 feet above sea level."

Agreement between Gus G. Johnson and Olive M. Johnson, husband and wife,
first parties, Raymond M. Sykes, second party, and Robert Sloan and Peggy M.
Sloan, husband and wife, third parties, dated October 27, 1952, recorded
December 19, 1952, in Volume 258 of Deeds page 290, records of Klamath County,
Oregon "...do hereby give, grant and convey unto second party, his heirs and
assigns forever for the benefit of said Parcel 1 the non-exclusive right for
the second party, his heirs and assigns as the owners of said Harriman Lodge
or Harriman Resort and their guests to go upon said Parcel 2 and hunt mig-
ratory birds thereon but reserves unto third parties, their heirs and assigns,
the right to hunt upon said Parcel 2."

Reservations and restrictions in the dedication of First Addition to
Sportsman Park; "...subject to a 10-foot building set-back lines and ease-
ments over the rear of all lots for utilities."

Right of way agreement, including the terms and provisions thereof, given
by Robert Sloan and Peggy M. Sloan, husband and wife, to The California Oregon
Power Company, a California corporation, dated October 31, 1955, recorded Oct-
ober 31, 1955, in Vol. 279 of Deeds page 5, records of Klamath County, Oregon.

Declaration of Conditions and Restrictions, executed by Robert Sloan and
Peggy M. Sloan, husband and wife, first parties, to the Public, dated April 25,
1956, recorded April 30, 1956, in Volume 282 of Deeds page 506, records of
Klamath County, Oregon.

WA

recorded in M 75 9 1336 Deeds for Klamath County, Oregon. GRANTS PASS OR 97526
Win D Milne County Clerk By Deputy
6.00

JOSEPHINE COUNTY TITLE CO. P. O. BOX 71, 507 N.E. 6th ST., GRANTS PASS, OREGON
CRATER TITLE INSURANCE CO. P. O. BOX 336, - 804 W. MAIN ST., - MEDFORD, OREGON

Until a change is requested, all tax statements shall be sent to the

following address: P.O. BOX 746 HARRIMAN PT. KLAMATH FALLS, OR. 97601

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SURANCE

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 \$2,800.00

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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.

Witness my hand and seal this 16th day of September, 1975

(SEAL)

Peggy M. Stivers

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON

County of Klamath

ss

September 10, 1975

BEFORE ME PERSONALLY appeared the above named PEGGY M. STIVERS

and acknowledged the foregoing instrument to be her voluntary act and deed.

(SEAL)

Notary Public for Oregon

My Commission expires: Feb. 19, 1977

WARRANTY
DEED

State of Oregon }
County of Klamath ss.

I hereby certify that the within instrument of writing was received and filed at 2:53 o'clock P. M. the 19 day of Sept 1975 and is recorded in M 75 Pg 11334 Deed Klamath County, Oregon. Wm D Milne County Clerk By Deputy 6.00

JOSEPHINE COUNTY TITLE CO.
CRATER TITLE INSURANCE CO.

P. O. BOX 71, 507 N.E. 6th ST., GRANTS PASS, OREGON
P. O. BOX 338, - 804 W. MAIN ST., - MEDFORD, OREGON

RETURN TO

JOSEPHINE COUNTY TITLE CO. (K)
P. O. Box 71
GRANTS PASS OR 97526

Until a change is requested, all tax statements shall be sent to the following address: P.O. Box 744 C. HARRMAN PT. KLAMATH FALLS, OR. 97601

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