

A-26214

5:22

M15

11336

WARRANTY DEED  
(Grantees as Tenants by Entirety)CRATER TITLE INSURANCE CO. P. O. BOX 336, 604 W. MAIN ST., MEDFORD, OREGON  
JOSEPHINE COUNTY TITLE CO. P. O. BOX 71, 507 N.E. 6th ST., GRANTS PASS, OREGONKNOW ALL MEN BY THESE PRESENTS, That JOE C. ARNOLD AND KATHLEEN A. ARNOLD,  
husband and wifehereinafter called the grantor,  
for the consideration hereinafter stated to the grantor paid by W. T. CLEMENTS AND CHRISTINE A.  
CLEMENTS, 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 75 Pg 11336 for Klamath County, Oregon.  
Wm. D. Milne County Clerk By DeputyJOSEPHINE COUNTY TITLE CO.  
CRATER TITLE INSURANCE CO.P. O. BOX 71, 507 N.E. 6th ST., GRANTS PASS, OREGON  
P. O. BOX 336, - 604 W. MAIN ST., - MEDFORD, OREGONHARRIMAN PT.  
KLAMATH FALLS, OR.

97601

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

following address: P. O. Box 74-C HARRIMAN PT. KLAMATH FALLS, OR. 97601

75 SEP 19 PM 2 53

37111

75 SEP 19 PM 2 53

37111

Agre  
and The  
1924, re  
of Klam  
the per  
said la  
and con  
vations

Agr



INSURANCE

and that grantor will warrant and forever defend the above granted 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$...3,350.00

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 our hand and seal this 18 day of September, 1975

(SEAL)

JOE C. ARNOLD

(SEAL)

(SEAL)

KATHLEEN A. ARNOLD

(SEAL)

STATE OF OREGON

County of Josephine

ss

September 18, 1975

BEFORE ME PERSONALLY appeared the above named JOE C. ARNOLD AND KATHLEEN A. ARNOLD, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

DAVID R. KNUDSON  
NOTARY PUBLIC-OREGON  
My Commission Expires March 1, 1978

(SEAL)

Notary Public for Oregon  
My Commission expires:

WARRANTY  
DEED

State of Oregon }  
County of Klamath } ss.

I hereby certify that the within instrument of writing was received and filed at 5:53 o'clock P. M. the 19 day of Sept. 1975 and is recorded in M. 75 Pg. 1133 for 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 97601  
P. O. BOX 336, - 604 W. MAIN ST., - MEDFORD, OREGON

RETURN TO

Mr. & Mrs. W. T. Clements  
P. O. Box 74-C  
HARRIMAN PT.  
KLAMATH FALLS, OR. 97601

Until a change is requested, all tax statements shall be sent to the following address: P. O. Box 74-C HARRIMAN PT. KLAMATH FALLS, OR. 97601