

WARRANTY DEED

Vol. 96 Page 9620

KNOW ALL MEN BY THESE PRESENTS, That BEULAH M. HATHAWAY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK K. BURNISTON and ARLENE MARGARET BURNISTON, husband and wife as tenants by the entirety the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 16 in Block 2 of KLAMATH RIVER SPORTSMAN ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

1. Agreement and release, including the terms and provisions thereof, pertaining to the control of water level of Klamath Lake, recorded December 22, 1931 in Volume 96, page 441, Deed Records of Klamath County, Oregon.
2. Building setback line, 20 feet wide, along Fawn Lane and Mustang Road as shown on dedicated plat.
3. Restrictions as contained in plat dedication, to wit:
"Said plat subject to (1) a 16 foot public utilities easement as shown on the annexed plat and also a 16 foot public utilities easement centered on the back and sideline of all lots, (2) a 20 foot building (continued on reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

and that grantor will warrant and forever defend the said 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 \$ 27,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).~~ (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25th day of June, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Beulah M. Hathaway
Beulah M. Hathaway

STATE OF OREGON,)
County of Klamath) ss.
June 25th, 1976

Personally appeared the above named
Beulah M. Hathaway

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

Before me,
(OFFICIAL SEAL) *Rich Owens*
Notary Public for Oregon
My commission expires: 5-14-80

STATE OF OREGON, County of) ss.
June 25th, 1976

Personally appeared _____ and

_____ who, being duly sworn,

each for himself and not one for the other, did say that the former is the

_____ president and that the latter is the

_____ secretary of _____

_____ a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal

of said corporation and that said instrument was signed and sealed in behalf

of said corporation by authority of its board of directors; and each of

them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Beulah M. Hathaway

GRANTOR'S NAME AND ADDRESS

Jack K. & Arlene M. Burniston

GRANTEE'S NAME AND ADDRESS

After recording return to:

F.F.S. & L.
Main

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Jack K. Burniston
General Delivery
Keno, Ore. 97627

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of _____

I certify that the within instrument was received for record on the

_____ day of _____, 1976,

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

file/rec'd number _____

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

By _____

Recording Officer

Deputy

setback line along the front of all lots, (3) additional restrictions as provided in any recorded protective covenants."

4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded May 6, 1968 in Volume M68, page 4084, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
d for record at request of MOUNTAIN TITLE CO
this 25th day of June 1976 at 11:45 o'clock AM and
duly recorded in Vol. M 76 of DEEDS on Page 9620
FEE \$ 6.00

Wm D. MILNE, County Clerk
By Hazel Drazil