

24265

BARGAIN AND SALE DEED

ELDON L. CHASTAIN and DONNA M. CHASTAIN, husband and wife,
convey to AUDREY R. BROWN and JACK TENNILL all that real property situated
in Klamath County, State of Oregon described as:

Lot 222 of THIRD ADDITION TO SPORTSMAN PARK,
according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Agreement between Herbert Fleishhacker and May Belle Fleishhacker, husband and wife, and the California Oregon Power Company, a corporation, dated January 25, 1924, recorded February 15, 1924 in Deed Volume 63 page 460, records of Klamath County, Oregon, relative to the raising and/or lowering of the water of Upper Klamath Lake between the elevations of 4137 and 4143.3 feet above sea level.
2. Agreement between the Klamath Development Co., a corporation, and Herbert Fleishhacker, dated January 1917, recorded August 15, 1917 in Miscellaneous Volume 3, page 275, records of Klamath County, Oregon, granting "The perpetual right to maintain said pipe line extending from that certain reservoir or water tank situate in the SE 1/4 NW 1/4 Section 3, Township 36 South, Range 6 E.W.M., approximately 200 feet from the head of Pelican Creek and leading across the NE 1/4 of Section 3 aforesaid and Lot 4 of Section 2, said Township and Range to the lands of said Second Party situate in said Lot 3 of Section 2."
3. Grant of Right of Way, including the terms and provisions thereof, given by Olive M. Johnson, a widow, to The California Oregon Power Company, a California corporation, dated November 3, 1955, recorded November 8, 1955 in Deed Volume 279 page 99, records of Klamath County, Oregon.
4. Reservations and restrictions contained in the dedication of Third Addition to Sportsman Park, as follows: "... subject to a 10 foot building set back line on the front of all lots and an 8 foot easement along the back of all lots for future sanitary sewers and public utilities, said easement to provide ingress and egress for maintenance and construction of such utilities, no structure being permitted and any plantings being placed upon said easement shall be placed at the risk of the owner."

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DEFOREST & HANSEN
ATTORNEYS AT LAW
905 WEST 8TH STREET
MEDFORD, OREGON 97501
(503) 773-6311

5. Easement, including the terms and provisions thereof, as reserved in deed from Gus C. Johnson and Olive M. Johnson, husband and wife, to Robert Sloan and Peggy M. Sloan, dated February 16, 1948, recorded September 1, 1953 in Deed Volume 262 page 481, records of Klamath County, Oregon, as follows: ". . . also the right to build necessary dike, drainage, and irrigation ditches and locate a pumping plant on the NE 1/4 SW 1/4 of Section 3, Township 36 South, Range 6 E.W.M., and on the SW 1/4 NE 1/4 of Section 2, Township 36 South, Range 6 E.W.M."

The true and actual consideration for this transfer is \$5,000. Until a change is requested, all tax statements shall be sent to the following address:
3528 1/2 Pacific Highway, Medford, Oregon 97501.

Dated this 12 day of January, 1977.

Eldon L. Chastain
Eldon L. Chastain

Donna M. Chastain
Donna M. Chastain

STATE OF OREGON)
County of Jackson) ss.

January 12, 1977.

Personally appeared the above named ELDON L. CHASTAIN and DONNA M. CHASTAIN and acknowledged the foregoing instrument to be their voluntary act.

Before me:

(Official Seal)

Ester Engel
Notary Public for Oregon
My Commission Expires: 6-11-79

*Ret
Klam Co. Title*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of KLAMATH COUNTY TITLE CO

Bargain and Sale Deed -2 (end) this 17th day of January A. D. 1977 at 3:46 o'clock P.M., and

duly recorded in Vol. M 77, of DEEDS on Page 877.

DEFOREST & HANSEN
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FEE \$ 6.00

Wm D. MILNE, County Clerk

Hazel D. Mag...