

KNOW ALL MEN BY THESE PRESENTS, That Theodore N. Emard

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ralph E. Lemison and Mary E. Lemison, Husband and Wife, hereinafter called 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 19, Block 3, TRACT NO. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 stated on the reverse of this deed or those apparent upon the land, if any, as of the date of this deed.

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 \$ 39,100.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, 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 15 day of March, 1979; 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)

Theodore N. Emard

STATE OF OREGON,

County of Klamath

ss.

March 15

19 79

Personally appeared, the above named
Theodore N. Emard

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

Theodore N. Emard

STATE OF OREGON, County of

ss.

Personally appeared

and

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

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:

STATE OF OREGON,

County of

ss.

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

GRANTOR'S NAME AND ADDRESS

Ralph E. Lemison and Mary E. Lemison
General Delivery
Chiloquin, Oregon 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee as above

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

1. Restrictions as contained in plat dedication, to wit:
 "said plat being subject to the following restrictions: (1) 25 foot building set-back from all front lot lines and all side lot lines adjacent to a street, (2) 16 foot public utilities easements centered on all side and back lot lines with any improvements placed thereon to be at the lot owners risk (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is developed. (4) All sanitary facilities subject to the approval of the County Sanitarian. (5) Lot 12 of Block 4 will be restricted for river access and recreational purposes; there will be no dwelling constructed thereon. (6) Vehicular access to Williamson River - Chiloquin Highway is hereby vacated on Lot 2 of Block 1 and Lots 5, 6, 7, 12, 14, 16, 17 and 18 of Block 5. (7) All easements, covenants, and restrictions of record."

2. An easement created by instrument, including the terms and provisions thereof,
 Dated: September 20, 1965
 Recorded: October 6, 1965
 Volume: M65, page 2355 and 2357, Microfilm Records of Klamath County, Oregon
 In favor of: Pacific Power & Light Co., a Maine corporation
 For: A 20 foot wide right of way
 (No exact location given)

3. Reservations, including the terms and provisions thereof, in deed between United States of America to Henry G. Wolff, recorded September 6, 1956 in Book 286 at page 367, Deed Records of Klamath County, Oregon, as to sub-surface rights, except as to water. (AFFECTS Government Lots 22, 27 and 30 in Section 17, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon).

4. Declaration of 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 9, 1973 in Volume M73, page 5588, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~

this 15th day of March A. D. 1979 at 3:29 o'clock P. M., and

duly recorded in Vol. M 79, of DEEDS on Page 5929

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Jeauqueline J. Mettee