

2993 TA 38-2564-0-7 Vol. 80 Page 6672
KNOW ALL MEN BY THESE PRESENTS, That A. SENSENBACH, husband and wife HAROLD R. SENSENBACH and WILMA

to grantor paid by DORINNE BOWERS, hereinafter called the grantor, for the consideration hereinafter stated,

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 20 in Block 8 of Tract No. 1019, known as WINEMA PENINSULA UNIT NO. 2, Klamath County, Oregon.

Subject, however, to the following:

1. Right of way in favor of Klamath Telephone Co., and any other existing easement, as set forth in deed recorded February 27, 1959 in Deed Volume 310 at page 175. (Affects SW-1/4, W-1/2 SE-1/4 SE-1/4 Sec. 27; NE-1/4 NW-1/4, N-1/2 SE-1/4 NW-1/4, Sec. 24, T 34 S., R 7 EWM).
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Winema Peninsula #2.
3. Set back provisions as delineated on the recorded plat, 25 foot set back lines along front and 20 foot along all side and back lot lines.
4. Utility easements as delineated on the recorded plat along all back and side lot lines.

(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 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 \$2,950.00
~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).~~

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 13 day of September, 19 73.

STATE OF OREGON, County of Klamath

Personally appeared the above named Harold R. Sensenbach and Wilma A. Sensenbach, husband and wife, September 13, 19 73 and acknowledged the foregoing instrument to be their

(OFFICIAL SEAL)

Before me: John Kalita
Notary Public for Oregon
My commission expires JUNE 6, 1977

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

T/A Tule

(DON'T USE THIS SPACE RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

County of Klamath } ss.

I certify that the within instrument was received for record on the 9th day of April, 19 80, at 11:20 o'clock A.M., and recorded in book M80 on page 6673 or as filing fee number 82993, Rec- ord of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Bernice A. Deloche Deputy Title

Fee \$3.50