

I hereby certify that the within instrument was received and filed for record on the 28th day of October A.D., 19 80 at 1:06 o'clock P M., and duly recorded in Vol. M80 of Deeds on Page 20965.
FEE \$3.50
WM. D. MILNE, County Clerk
By Bernetha H. Hetch Deputy

FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety).

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

91827

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M80 Page 20966

KNOW ALL MEN BY THESE PRESENTS, That JOHN R. WELLS and MARIE E. WELLS

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ARTHUR R. SISCO and HELEN SISCO, 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, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 4 in Block 9, Tract 1019, WINEMA PENINSULA - UNIT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT, however, to the following:

1. Reservations, restrictions and easements as contained in Deed of Tribal Property, dated February 25, 1959 and recorded February 27, 1959 in Volume 310, page 175, Deed Records of Klamath County, Oregon, to wit:

"The above described land is subject to a right of way to Klamath Telephone and Telegraph Company for telephone and telegraph line, approved by John H. Edwards, Assistant Secretary of the Interior on May 10, 1927, subject to the provisions of the Act of March 3, 1901 (31 Stat. 1058-1083); Departmental regulations thereunder; and subject also to any prior, valid existing right or adverse claim."

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

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 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 \$ 6,580.00.
(However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 24 day of October, 1980; 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)

John R. Wells
Marie E. Wells
John R. Wells
Marie E. Wells

STATE OF OREGON, } ss.
County of Klamath
October 24, 1980.

Personally appeared the above named
John R. Wells and Marie E. Wells

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

Before me:
(OFFICIAL SEAL) Janis B. Kalitz
Notary Public for Oregon 12-25-82
My commission expires 10-27-86

STATE OF OREGON, County of _____) ss.
_____, 19____.

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: _____

John R. & Marie E. Wells

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Arthur R. & Helen Sisco
962 Ellis Avenue
San Jose, CA 95125

GRANTEE'S NAME AND ADDRESS

After recording return to:

Arthur R. & Helen Sisco
962 Ellis Avenue
San Jose, CA 95125

NAME, ADDRESS, ZIP

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

Arthur R. & Helen Sisco
962 Ellis Avenue
San Jose, CA 95125

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book, reel, volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Deputy

(description continued from front)

2. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as contained in plat dedication, to wit:

"1. A 25 ft. building setback line along the front of all lots, as shown on the annexed plat; a 20 ft. building setback line along all side and back lot lines.

2. No access to the State Highways on Lots 1 through 8 of Block 5 except at an established access which exists on Lot 1, Block 5; no access to the State Highway on Lots 1 through 5 of Block 6; no access to the State Highways on Lots 2 through 7 and 10 of Block 4 and Lot 1, Block 4 as shown on the annexed plat.

3. A non-exclusive easement for the purpose of egress into the property immediately North of this plat across Lot 1 of Block 5 as shown on the annexed plat.

4. A 16 ft. wide public utilities easement centered on all back and side lot lines for the construction and maintenance of public utilities, any construction thereon to be at the owners risk.

5. All wells and septic tanks to be subject to approval of the County Health Dept.

6. A 60 ft. wide right of way to be reserved centered on the lot line common to Lots 8 and 9 of Block 9 for the purpose of future roadway as shown on the annexed plat.

7. All easements and reservations of record.

3. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: May 12, 1980

Recorded: June 4, 1980

Volume: M80, page 10154, Microfilm Records of Klamath County, Oregon

Amount: \$5,593.00

Grantor: John R. Wells and Marie E. Wells

Trustee: Robert Thomas

Beneficiary: Winema Peninsula Inc.

Said Trust Deed and the Note it secures are being assumed by the grantee herein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~

this 28th day of October A. D. 1980 at 2:05 o'clock P. M., and

fully recorded in Vol. M80, of Deeds on Page 20966

Fee \$7.00

Wm D. MILNE, County Cl.
By Bernetha Hellock