

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That JACK P. ULAM and CLARENCE R. WELLS

Lot 18 in Block 7, TRACT NO. 1019, WINEMA PENINSULA, UNIT NO. 2, according to the official plat thereon on file in the office of the County Clerk of Klamath County, Oregon. SUBJECT, however, to the following:

(for continuation of this description, see reverse side)
To Have and to Hold the above described property to and for the use and behoof of the County of Health Dept.

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 the above described encumbrances.

© However, the said

① 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 ①, 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 23rd day of January, 1981;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers duly
order of its board of directors.

STATE OF OREGON, County of _____) ss

STATE OF OREGON,
County of Klamath
Jan. 23, 1981

and
who, being duly sworn,
for himself and not one for the other, did say that the former is the
secretary of
and that the latter is the

Personally appeared the above named
Jack P. Uiam and Clarence R. Wells

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me: Jane B. Kalita

Notary Public for Oregon
My commission expires 12-25-12

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

Jack P. Ulam & Clarence R. Wells
P.O. Box 511
Chiloquin, OR 97624

Peter R. & Beverly A. Pate

Chiloquin, OR 97624

GRANTKE'S NAME AND ADDRESS

After recording return to:


 Peter J. Gatto

Chilloguin, OR 97624

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

NAME, ADDRESS ZIP

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/reel/volume No. _____ on page _____ or as document/tee/file/instrument/microfilm No. _____.
Record of Deeds of said county.

~~Witness my hand and seal of
County affixed.~~

NAME	TITLE
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By _____ Deputy

KNOW ALL MEN BY THESE PRESENTS, That JACK P. UTM and CLARENCE R. WELLS

[illegible]

- 2.10. 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 of 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; limited access to the State Highway on Lots 11 through 14 of Block 4 and Lot 1, Block 4 as shown on the annexed plat.
 3. A non-exclusive easement for the purpose of egress and ingress 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. Subject to a 25 foot building setback from lot line as shown on dedicated plat.

Trust Deed dated May 12, 1980, recorded June 4, 1980 in Book M80 at page 10160 of Klamath County deed records, wherein Jack P. Ulam and Clarence R. Wells are grantors, Winema Peninsula, Inc. is beneficiary and Robert Thomas is trustee. Said trust deed and the note it secures are hereby assumed by the grantee of this deed.

if a corporate grantor it has caused its name to be signed and sealed by its officers duly authorized therefor
order of its board of directors

Robert P. [Signature]
1988 Jan 15

Clarence R. Wells

STATE OF OREGON
County of Clatsop
Personally appeared _____
known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Notary Public for Oregon
My Comm. Expires _____
Subscribed and sworn to before me this _____ day of _____, 19____.

Notary Public for Oregon

STATE OF OREGON, COUNTY OF KLAMATH; ss.
Filed for record at request of

this 17th day of March A.D. 1981 at 11:28 o'clock A.M. and
 duly recorded in Vol. M81 of Deeds on Page 4841

Fee \$7.00 By Evelyn Biehn, County Clerk
Debra A. Jones
18-66-15

[illegible]