

1-1-74

99977

WARRANTY DEED Vol. 148 Page 9273

KNOW ALL MEN BY THESE PRESENTS, That WINEMA PENINSULA, INC., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLARENCE R. WELLS and CHARMAINE WELLS, 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 18, 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 to the printed exceptions, exclusions and stipulations which are part of said policy stated in EXHIBIT A.

(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

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 \$ 6,020.00

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 30 day of April, 19 81; 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.

WINEMA PENINSULA, INC.

Pres.

Sec.

STATE OF OREGON

County of

ss.

STATE OF OREGON, County of Klamath April 30, 19 81 ss.

Personally appeared Leroy Gienger and Elvine P. Gienger

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

WINEMA PENINSULA, INC.

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:

Bonnie M. Kucher

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11.5.82

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

WINEMA PENINSULA, INC.

P.O. Box 384

Chiloquin, Oregon 97624

GRANTOR'S NAME AND ADDRESS

Clarence & Charmaine Wells

P.O. Box 511

Chiloquin, Oregon 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

CLARENCE & CHARMAINE WELLS

NAME, ADDRESS, ZIP

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

CLARENCE & CHARMAINE WELLS

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/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED FOR RECORDER'S USE

1. Covenants and Restrictions, as contained in plat dedication to wit:
 - "1. A 25 ft. building set-back line along the front of all lots, as shown on the annexed plat; a 20 ft. building set-back line along all side and back lot lines.
 2. No access to the State Highways on Lots 1 through 8 Block 5 except on 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 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 maintainance 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."
2. Reservations and Restrictions, as contained in Deed of Tribal Property recorded in Volume 310, page 175, Records of Klamath County, Oregon, as follows:

"The above described land is subject to a right of way to the 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. 1058-1063), Departmental regulations thereunder and subject also to any prior, valid existing right or adverse claim.

Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record."
3. A 25 foot building setback line as shown on dedicated plat.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 26th day of May A.D. 19 91
 at 3:01 o'clock P M, and duly
 recorded in Vol. M81 of Deeds
 Page 9272

EVELYN BIEHN, County Clerk

By [Signature] DeputyFee \$7.00