

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 _____ on page _____ or as
file/serial number _____,
Record of Deeds of said county.
Witness my hand and seal of
County aforesaid.

Recording Officer
By _____ Deputy

continued from the reverse side of this deed -

SUBJECT TO:

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, including but not limited to the following:

"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.

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."

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 Highway 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 in to 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 constructions 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 along front lot line, as shown on dedicated plat.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

I, the undersigned, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the County Records.

Witness my hand and the seal of said County at Medford, Oregon, this 25 day of March, A.D. 1982 at 11:26 o'clock P.M., and

duly recorded in Vol. M-82, of Deeds on Page 3719

Fee \$8.00

EVELYN BIEHL, County Clerk

By *Joyce McPherson*