

1-1-74

12562

WARRANTY DEED—SURVIVORSHIP

Vol. M82 7261KNOW ALL MEN BY THESE PRESENTS, That IRA A. WOLCHIN, hereinafter called the grantor,  
for the consideration hereinafter stated to the grantor paid by FRANK F. FLORES, RONALD FLORES  
and RANDALL FLOREShereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Lot 26, Block 8, 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.

(for continuation of these exceptions, see reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are 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 \$ 8,750.00~~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 ~~⓪~~, 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 1 day of June, 1982; 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)WASHINGTON  
STATE OF ~~OREGON~~, } ss.  
County of King, 19 82Personally appeared the above named  
Ira A. Wolchin

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

(OFFICIAL  
SEAL)Before me: [Signature]  
Notary Public for Oregon  
My commission expires 9-9-84STATE 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:Ira A. Wolchin  
29520 47th Avenue South  
Auburn, WA 98002

GRANTOR'S NAME AND ADDRESS

Frank, Ronald & Randall Flores  
1530 Laverne Way  
Concord, CA 94521

GRANTEE'S NAME AND ADDRESS

After recording return to:

Frank, Ronald, Randall Flores  
1530 Laverne Way  
Concord, CA 94521

NAME, ADDRESS, ZIP

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

Frank, Ronald, Randall Flores  
1530 Laverne Way  
Concord, CA 94521

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.

NAME

TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

PASII SIM

7262

- (exceptions continued from front side)
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 Highways on Lots 1 through 5 of Block 6; no access to the State Highways on Lots 11 through 14 of Block 4; limited access to the State Highway on Lots 1 and 10 of Block 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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

This 10 day of June A.D. 1982 at 8:42 o'clock A.M., and  
duly recorded in Vol. M 82, of Deeds on page 7261

Fee \$8.00

By Evelyn B. Brien County Clerk