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MTC 11698-1

WARRANTY DEED

Vol. 1162 Page 13832

KNOW ALL MEN BY THESE PRESENTS, That

Clarence E. Jackson and Gladys M. Jackson, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Harry W. Temple and Suzanne T. Temple, 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 8 in Block 4, TRACT NO. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/90th interest in, and to Lot 12, Block 4, of Said IRISH BEND, described as follows: (1) ... (2) ... (3) ... (4) ... (5) ... (6) ... (7) ... (8) ... (9) ... (10) ...

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 except as set forth on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 7,000.00. 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 11th day of October, 1982, 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)

Clarence E. Jackson
Gladys M. Jackson

STATE OF OREGON,
County of Klamath } ss.
October 11th, 1982

STATE OF OREGON, County of Lane } ss.
October 11, 1982
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.

Personally appeared the above named
Clarence E. Jackson and
Gladys M. Jackson

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



Notary Public for Oregon
My commission expires: 10.22.87

Clarence E. Jackson and Gladys M. Jackson
295 South 54th Street
Springfield, Oregon 97477

GRANTOR'S NAME AND ADDRESS
Harry W. Temple and Suzanne T. Temple
6224 Kenwater Ave.
Woodland Hills, Ca. 91367

GRANTEE'S NAME AND ADDRESS
Per Grantee

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Per Grantee

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

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

SUBJECT TO:

1. Taxes for the fiscal year 1982-1983, a lien, not yet due and payable.

2. Restrictions as contained in plat dedication, to wit:

"said plat being subject to the following restrictions: (1) 25 foot building set-back from all front lot lines and all side lot lines adjacent to a street. (2) 16 foot wide public utilities easements centered on all side and back lot lines with any improvements placed thereon to be at the lot owners risk. (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is developed. (4) All sanitary facilities subject to the approval of the County Sanitarian. (5) Lot 12 of Block 4 will be restricted for river access and recreational purposes; there will be no dwellings constructed thereon. (6) Vehicular access to Williamson River-Chiloquin Highway is hereby vacated on Lot 2 of Block 1 and Lots 5, 6, 7, 13, 14, 16, 17 and 18 of Block 5. (7) All easements, covenants and restrictions of record."

3. An Easement created by instrument, including the terms and provisions thereof,

Dated: September 20, 1965

Recorded: October 6, 1965

Volume: M65, page 2355 and 2357, Microfilm Records of Klamath County, Oregon

In favor of: Pacific Power & Light Co., a Maine corporation

For: A 20 foot wide right of way

4. Declaration of Restrictions, including the terms and provisions thereof, recorded May 9, 1973 in Volume M73, page 5588, Microfilm Records of Klamath County, Oregon.

5. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Williamson River.

6. Reservations and restrictions as contained in Deed to the property owners of Tract 1065, IRISH BEND, recorded November 1, 1979 in Volume M79, page 25774 Microfilm Records of Klamath County, Oregon:

"Each 1/90th interest shall not be severable from the lot to which it attached."

(Affects Lot 12, Block 4)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

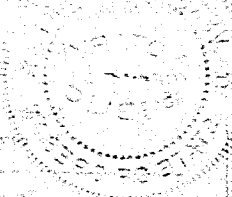
this 18 day of Oct A.D. 1982 at 2:04 o'clock P.M., and

duly recorded in Vol. M 82, of Deeds on Page 13832

Fee \$8.00

EVERYNN BIEHL County Clerk

Brayne Mc Chase



[Faint, mostly illegible text from the reverse side of the document, including 'NOTICE TO OREGON' and various legal notices.]