

19134

T/A #M-38-25394-1
WARRANTY DEED (INDIVIDUAL)

332

JOSEPHINE L. SNYDER

AUDREY IRENE BORGILT

_____, hereinafter called grantor, convey(s) to
all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 31, Block 7, Tract No. 1019, WINEMA PENINSULA, UNIT NO. 2, in the
County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____
See Attached Exhibit "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 7,200.00.

Dated this 4th day of January, 1983
3rd December

Josephine L. Snyder

STATE OF Oregon, County of Wheeler) ss.

Josephine L. Snyder, 1983 personally appeared the above named
instrument to be _____ voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires: My Commission Expires May 1, 1984

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to: ✓ Taxes:
Ms. Audrey Irene Borgilt
9445 Pershing Avenue
Orangevale, Calif 95662

STATE OF OREGON,)

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____
Deputy

EXHIBIT "A"

SUBJECT TO:

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1. Right of way in favor of Klamath Telephone Company and any other existing easement, as set forth in Deed recorded February 27, 1959 in Book 310 at page 175, Deed Records. (Affects SW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 27; NE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34, Township 34 South, Range 7 East of the Willamette Meridian).
2. Condition, restrictions, building set back lines and utility easements as set forth in the Plat and Dedication of Winema Peninsula Unit No. 2. as follows: 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 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 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, 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, and 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. 8. Subject to a 25 foot building set back form lot line as shown on dedicated plat.
3. Trust deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$2,744.00
 Dated : May 12, 1980
 Recorded : June 26, 1980 Book: M-80 Page: 11754
 Trustor : Clyde P. Raul and Patricia R. Raul
 Trustee : Robert Thomas
 Beneficiary : Winema Peninsula Inc., which Trust Deed the Grantees herein do not assume and agree to pay and Grantor herein will remain responsible under the terms of the Trust Deed and Grantor holds Grantees harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

On 7 day of Jan A.D. 1983 at 10:55 o'clock A.M.
 July recorded in Vol. M83, of Deeds on Pg 332

Fee \$8.00

By EVLYN BIEHN, County Clerk