

KNOW ALL MEN BY THESE PRESENTS, That NORMAN J. SEVEY and LILA M. SEVEY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD J. MC DONALD and JEWELL MC DONALD, 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 13 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.

- continued on the reverse side of this deed -

(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 except as stated on the reverse side 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 \$ 14,000.00

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 17th day of February, 19 83; 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)

Norman J. Sevey
NORMAN J. SEVEY

Lila M. Sevey
LILA M. SEVEY

STATE OF OREGON,
County of Klamath } ss.
February 17, 19 83

STATE 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 _____

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:

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Personally appeared the above named NORMAN J. SEVEY and LILA M. SEVEY, husband and wife, and acknowledged the foregoing instrument to be their _____ voluntary act and deed.

Robert L. Garrison
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6/19/83

Mr. & Mrs. Norman J. Sevey
800 Old Midland Rd.
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Richard J. McDonald
1432 W. Goshen Ave.
Visali, CA 93291
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

Until a change is requested all tax statements shall be sent to the following address:
SAME AS 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

SPACE RESERVED FOR RECORDER'S USE

SUBJECT TO:

1. Restrictions as contained in plat dedication, to wit:
"said plat being subject to the following restrictions: (1) 25 foot building setback 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."
2. 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
3. Declaration of Restrictions including the terms and provisions thereof, recorded May 9, 1973 in Volume M73, page 5588, Microfilm Records of Klamath County, Oregon.
4. 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.
5. 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 17 day of Feb. A.D. 1983 at 2:23 o'clock p.m., and
duly recorded in Vol. M83, of Deeds on page 2560

Fee \$8.00

By Evelyn Biehn
EVELYN BIEHN, County Clerk