

32352

WARRANTY DEED

MOUNTAIN TITLE COMPANY INC.

KNOW ALL MEN BY THESE PRESENTS, That

Vol. 178 Page 442

STEPHEN A. VAN BUREN and JOYCE E. VAN BUREN, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 H. D. GILLIAM and FRED A. M. GILLIAM, husband and wife
 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 23 in Block 7, 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.

"This instrument does not guarantee that any particular use may be made of the property
 described in this instrument. A buyer should check with the appropriate city or
 county planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.

(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 set
 forth on the reverse of this document and those apparent upon the land as of the date
 of this conveyance

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 \$ 8,900.00
 However, the actual consideration consists of or includes other property or value given or promised which is
 the whole part of the 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 9th day of January, 1984;
 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)

Stephen A. Van Buren

Joyce E. Van Buren

STATE OF OREGON, County of Klamath, 1984.

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 be-
 half 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:

My commission expires: Sept. 23, 1985

STATE OF OREGON,

County of Klamath, 1984.

Personally appeared the above named

Stephen A. VanBuren and
Joyce E. VanBurenand acknowledged the foregoing instru-
ment to be their voluntary act and deed.(OFFICIAL SEAL)
Notary Public for Oregon

My commission expires: Sept. 23, 1985

Stephen A. & Joyce E. Van Buren
 1008 Merryman
 Klamath Falls OR 97601
 GRANTOR'S NAME AND ADDRESS

H. D. & Freda M. Gilliam
 3305 Fluffy Rd #74
 Medford, OR 97530
 GRANTEE'S NAME AND ADDRESS

After recording return to:

same as Grantee

NAME, ADDRESS, ZIP

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

same as Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

I certify that the within instru-
 ment was received for record on the
 day of _____, 1984,

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 INC.

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 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 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.

4. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: June 1, 1981

Recorded: June 2, 1981

Volume: M81, page 9819, Microfilm Records of Klamath County, Oregon

Amount: \$3,650.00

Grantor: Stephen A. Van Buren and Joyce E. Van Buren, husband and wife

Trustee: Mountain Title Company

Beneficiary: Winema Peninsula Inc.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 10th day of Jan A.D. 19 81
at 2:40 o'clock PM and duly
recorded in Vol. M81 of Deeds
Page 442

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00