

33053

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CHARLES FORSYTH and MARY FORSYTH, 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, 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:

An undivided 1/2 interest in and to the following described property:
Lot 14, 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, TRACT NO. 1065, IRISH BEND. "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.

- continued on the reverse side of this deed -

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 \$11,000.00. However, the actual consideration paid for this transfer, stated in terms of dollars, is \$11,000.00. 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 26 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.

OFFICIAL SEAL
MARIE J. LALLEMENT
NOTARY PUBLIC-CALIFORNIA
Principal Office in PLACER County
My Commission Expires Sept. 3, 1985

Charles Forsyth
MARY FORSYTH
STATE OF OREGON, County of Placer, 19 26 ss.

Personally appeared the above named CHARLES FORSYTH and MARY FORSYTH, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me: Marie J. Lallment Notary Public for California My commission expires: 9-3-85

Personally appeared _____, 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, 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)

Charles and Mary Forsyth
5600 Stanley Drive
Auburn, CA 95603
GRANTOR'S NAME AND ADDRESS

Richard J. & Jewell McDonald
Rt. 1 Box 1457
Chiloquin, OR 97624
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 _____ ss.
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.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

1595

SUBJECT TO:

1. 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."
2. An easement created by instrument, including the terms and provisions thereof,
Dated: September 20, 1965
Recorded: October 6, 1965
Volume: M65, page 2344 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 1056, IRISH BEND, recorded November 1, 1979, in Volume M79, page 24774, Microfilm Records of Klamath County, Oregon:
"Each 1/90th interest shall not be severable from the lot to which it attaches."
(Affects Lot 12, Block 4)

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 30th day of Jan A.D. 19 84
at 1:12 o'clock P M, and duly
recorded in Vol. M84 of Deeds
page 1594

EVELYN BEHN, County Clerk

By Tom Sawyer Deputy

Fees 8.00