

KNOW ALL MEN BY THESE PRESENTS, That CHARLES R. RANDALL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID LEE PUMEL and HELEN PUMEL, 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 6 in Block 5, 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 1/90ths interest in and to Lot 12, Block 4, IRISH BEND.

## 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 shown on the reverse of this deed, and those of record and 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 \$ 48,000.00

How ever, the actual consideration consists of or includes other property or value which is part of the consideration and which is not reflected in the above stated sum. (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 6th day of September, 19 84; 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)

Charles R. Randall  
Charles R. Randall

STATE OF OREGON,

County of Klamath

} ss.

Sept. 6, 19 84

Personally appeared the above named

Charles R. Randall

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 7/13/85

STATE OF OREGON, County of

} ss.

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

Charles R. Randall

GRANTOR'S NAME AND ADDRESS

David Lee Pumel &amp; Helen Pumel

P.O. Box 806  
Olivehurst, Ca 95961

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

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/roll number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

## SUBJECT TO:

1. Taxes for the fiscal year 1984-1985, 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 setback from all front lot lines and all side lot lines adjacent to a street, (2) 16 foot 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 Sanitarial, (5) Lot 21 of Block 4 will be restricted for river access and recreational purposes; there will be no dwelling 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 (No exact location given)
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.

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.

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

on this 14 day of Sept. A.D. 19 84  
at 3:50 o'clock P M, and duly  
recorded in Vol. M84 of Deeds  
Page 15956  
**EVELYN BEHN**, County Clerk  
By Sam Smith Deputy  
Fee 8.00