

44335

ATC-28314

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21321

WHEN RECORDED RETURN TO:

Wesley Sine  
2316 South Sixth Street  
Klamath Falls, OR 97601

STATUTORY WARRANTY DEED

KLAMATH FALLS LODGE NO. 1247 B.P.O. ELKS, Grantor  
conveys and warrant to WESLEY SINE and KAY M. SINE, husband  
and wife, Grantee, the following described real property:

Beginning at a point on the Southerly side of  
Front Street, said point described as being  
situate South 14°27' East 496.7 feet; thence  
South 58°41' East 374.3 feet and then South 39°31'  
East 71.5 feet from the Southeasterly corner of  
Lot 92, Block 3, FIRST ADDITION TO BUENA VISTA  
ADDITION TO THE CITY OF KLAMATH FALLS, OREGON;  
thence from the point of beginning herein des-  
cribed, South 39°31' East, along the Southwesterly  
line of Front Street 76 feet more or less to a  
point; thence South 45°41' West to the shore of  
Upper Klamath Lake; thence Northwesterly along  
said shore of Upper Klamath Lake to a point which  
bears South 45°41' West from the point of beginning;  
thence North 45°41' East to the point of beginning;  
being a portion of Lot 10, Section 30, Township 38  
South, Range 9 East of the Willamette  
Meridian, in the County of Klamath, State of  
Oregon.

Subject to and excepting:

1. City Lien, in favor of the City of Klamath Falls  
Entered: August 20, 1982  
Improvement #: 294  
Card: 1  
Amount: \$44,477.40 at 5.55% interest  
For: Paving of Front Street  
(This lien covers this and other property)

Note: In order to segregate this parcel from  
the other property, the City of Klamath Falls  
will require a cash payment towards the principal  
of the lien in the amount of \$5,930.36, plus  
interest.

2. Conditions and recitals contained in this standard  
form Release of Damages and Control of waters  
granted The California Oregon Power Company and  
California-Oregon Power Company by instrument

dated February 9, 1949, recorded February 16, 1949 in Book 229 at page 16, Deed Records of Klamath County, Oregon.

3. Rights conveyed to the United States of America by instrument dated April 30, 1906, recorded May 1, 1906, Deed Book 20 at page 83 to which reference is hereby made.
4. Any adverse claim based upon the assertion that:
  - (a) Said land or any part thereof is now or at any time has been below the ordinary high water mark of the Upper Klamath Lake.
  - (b) Some portion of said land has been created by artificial means or has accreted to such portion so created.
  - (c) Some portion of said land has been brought within the boundaries thereof by a change in the location of Upper Klamath Lake.
5. Taxes, including current year, not assessed because of Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied. (MAP3809-30BB TL 1500) (Key #752322)

The true and action consideration paid for this transfer is \$16,253.53. <sup>not</sup>

*na.*

Until a change is requested, all tax statements shall be sent to the following address: Wesley Sine, 2316 South Sixth Street, Klamath Falls, OR 97601.

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.

DATED this 21 day of December, 1984.

KLAMATH FALLS LODGE NO. 1247  
B.P.O. ELKS

*Donna J. Day* *Chin Hunter*

*Regis Andromin* *trustee*

STATE OF OREGON        )  
County of Klamath    ) ss.

The foregoing instrument was acknowledged before me

21323

this 21 day of December, 1984, by Vane Day, Trustee, Chairman  
and Regis Andrieu, Trustee  
the Chairman of the Board of Trustees of KLAMATH FALLS LODGE NO.  
1247 B.P.O. ELKS.

Darlene J. [Signature]  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 6/16/88

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

on this 21st day of December A.D. 19 84  
at 3:09 o'clock P. M. and duly  
recorded in Vol. M84 of Deeds  
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**EVELYN BIEHN**, County Clerk  
By [Signature] Deputy  
Fee 13.00