

44862

MTC#14404-K

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 WILLIAM E. FORSYTH, 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 14, Block 3, 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.

## 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

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.

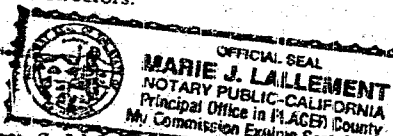
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6,000.00

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 7<sup>th</sup> day of January, 1985; 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)



STATE OF OREGON, California

County of PLACER

January 7

19 85

Charles Forsyth

Mary Forsyth

CF OREGON, County of

Personally appeared

and

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

Before me: Marie J. Lallement  
Notary Public for Oregon, California  
My commission expires: 9-3-85

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Charles Forsyth &amp; Mary Forsyth

GRANTOR'S NAME AND ADDRESS:

William E. Forsyth &amp; Irene M. Forsyth

GRANTEE'S NAME AND ADDRESS:

William E. Forsyth & Irene M. Forsyth  
240 Ginger Dr.  
Auburn, CA 95683

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,

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.

By Recording Officer  
Deputy

SUBJECT TO:

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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) 15 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 Sanitarian. (5) Lot 12 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, 12, 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  
(No exact location given)
3. Reservations, including the terms and provisions thereof, in Deed between United States of America to Henry G. Wolff, recorded September 6, 1956 in Book 286, page 367, Deed Records of Klamath County, Oregon, as to subsurface rights, except as to water. (Affects Government Lots 22, 27 and 30 in Section 17, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon)
4. Declaration of Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded May 9, 1973 in Volume M73, page 5588, Microfilm Records of Klamath County, Oregon.
5. Subject to the terms and provisions of a Warranty Deed from Gerry W. Wolff, Cathy K. Wolff and Gerald Wolff, grantors to the property owners of Tract 1065, IRISH BEND, recorded November 1, 1979 in Volume M79, page 25774, Microfilm Records of Klamath County, Oregon, to wit:  
"Each 1/90th interest shall not be severable from the lot to which it attaches."  
(Affects Lot 12, Block 4)

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 10th day of January A.D. 19 85  
at 11:07 o'clock A M, and duly  
recorded in Vol. M85 of Deeds

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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00