

44963

ATC-8-28393  
WARRANTY DEED (INDIVIDUAL)

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WESLEY E. SINE

SU. SYLVESTER UNRUH and IRENE M. UNRUH, husband and wife, hereinafter called grantor, convey(s) to  
Klamath, State of Oregon, described as: all that real property situated in the County

SEE ATTACHED EXHIBIT "A"

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.  
The true and actual consideration for this transfer is \$ 26,480.00

Dated this 10th day of January, 19 85.

STATE OF OREGON, County of Klamath ) ss.

On this 11th day of January, 19 85, personally appeared the above named  
Wesley E. Sine, and acknowledged the foregoing  
instrument to be his voluntary act and deed.

Before me:

Susan C. [Signature]  
Notary Public for Oregon

My commission expires: 6-30-87

- The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

TAX STATEMENTS TO  
Mr. & Mrs. Sylvester Unruh  
Rt. 5 Box 1058  
Klamath Falls, Ore. 97601

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 Records of Deeds of said County.

Witness my hand and seal of County affixed.

By

Title

Deputy

PARCEL 1

A parcel of property located in a portion of Lots 9 and 10, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, as follows:

Beginning at a point on the Southerly side of Front Street, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, where the lot line common to Lots 3 and 4, Block 42, of said Buena Vista Addition, is projected across Front Street and Easterly 90.00 feet; thence from the point of beginning herein described Easterly along the Southerly line of Front Street being the Northerly line of lands herein conveyed, 149.8 feet; thence South a distance of 262.5 feet, more or less, to the shore line of Upper Klamath Lake; thence Northwesterly along said shore line to a point being Southerly from the point of beginning and at right angles to Front Street; thence Northerly to the point of beginning.

EXCEPTING THEREFROM the Easterly 90.00 feet of the above described property.

PARCEL 2

A parcel of property located in a portion of Lot 9, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, as follows:

Beginning at a point on the Southerly side of Front Street, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, where the lot line common to Lots 3 and 4, Block 42 of said Buena Vista Addition, is projected across Front Street and Easterly 139.80 feet; thence from the point of beginning herein described Easterly along the Southerly line of Front Street being the Northerly line of lands herein conveyed, 90.00 feet; thence South a distance of 262.5 feet, more or less, to the shore line of Upper Klamath Lake; thence Northwesterly along said shore line to a point being Southerly from the point of beginning and at right angles to Front Street; thence Northerly to the point of beginning.

EXCEPTING THEREFROM the Easterly 45.00 feet of the above described property.

## Subject to:

1. Conditions, including the terms and provisions thereof, in Deed from The California Oregon Power Company, a corporation to Fred E. Fleet and Margaret M. Fleet, husband and wife, recorded March 20, 1944 in Book 163 at page 307, Deed Records of Klamath County, Oregon.
2. Easement, including the terms and provisions thereof, given by Fred E. Fleet and wife, to The California Oregon Power Company, a corporation, dated March 18, 1944, recorded May 23, 1944 in Book 165 at page 273, Deed Records of Klamath County, Oregon.
3. 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.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 11th day of January A.D. 19 85at 3:40 o'clock P M, and dulyrecorded in Vol. 485 of DeedsPage 694

EVELYN BIEHN, County Clerk

By [Signature] DeputyFee 9.00