

47067

MOUNTAIN TITLE COMPANY INC

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LELAND D. HON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENISE BELL
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 7 in Block 9, TRACT NO. 1019, WINEMA PENINSULA UNIT NO. 2, according to the official plat thereof on file in the office of the County Clerk 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.

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 stated on the reverse side of this deed and those 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 \$ 12,000.00

However, the actual consideration consists of nothing and includes nothing of the property or premises which is part of the consideration.

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 21st day of March, 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.

Leland D. Hon
LELAND D. HON

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, ss.
I, Notary Public, do hereby certify that the foregoing instrument was duly executed by the within named parties on this 21st day of March, 1985.

STATE OF OREGON, County of _____, ss.
I, _____, do hereby certify that the foregoing instrument was duly executed by the within named parties on this _____ day of _____, 19____.

Personally appeared the above named Leland D. Hon and acknowledged the foregoing instrument to be his voluntary act and deed.

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: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

Before me: _____
Notary Public for Oregon
My commission expires: _____

Leland D. Hon
Po. 703
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS

Denise Bell
5333 Park Highland Blvd. #4
Concord, CA 94521
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.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY INC

MOUNTAIN TITLE COMPANY INC

MOUNTAIN TITLE COMPANY INC

- continued from the reverse side of this deed -

SUBJECT TO:

4221

1. Reservations, restrictions, and easements as contained in Deed of Tribal Property, dated February 25, 1959, and recorded February 27, 1959, in Volume 310, page 175, Deed Records of Klamath County, Oregon, to wit:
"The above described land is subject to a right of way to Klamath Telephone and Telegraph Company for telephone and telegraph line, approved by John H. Edwards, Assistant Secretary of the Interior on May 10, 1927, subject to the provisions thereunder; and subject also to any prior, valid existing right or adverse claim.
Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for any other easements or rights of way of record."
2. Covenants, conditions, and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, as contained in plat dedication, to wit:
 - "(1) A 25 ft. building setback line along the front of all lots as shown on the annexed plat; a 20 ft. building setback line along all side and back lot lines.
 - (2) No access to the State Highways on Lots 1 through 8 of Block 5 except at an established access which exists on Lot 1, Block 5; no access to the State Highway on Lots 1 through 5 of Block 6; no access to the State Highway on Lots 2 through 7 and 10 of Block 4; limited access to the State Highway on Lots 11 through 14 of Block 4 and Lot 1, Block 4 as shown on the annexed plat.
 - (3) A non-exclusive easement for the purpose of egress and ingress into the property immediately North of this plat across Lot 1 of Block 5 as shown on the annexed plat.
 - (4) A 16 ft. wide public utilities easement centered on all back and side lot lines for the construction thereon to be at the owners risk.
 - (5) All wells and septic tanks to be subject to approval of the County Health Dept.
 - (6) A 60 ft. wide right of way to be reserved centered on the lot line common to Lots 8 and 9 of Block 9 for the purpose of future roadway as shown on the annexed plat.
 - (7) All easements and reservations of record.
3. Subject to a 25 foot building setback from lot line as shown on dedicated plat.
4. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may provided therein.
Dated: May 12, 1980
Recorded: June 4, 1980
Volume: M80, page 10162, Microfilm Records of Klamath County, Oregon
Amount: \$7,106.00
Grantor: Clarence R. Wells
Trustee: Robert Thomas
Beneficiary: Winema Peninsula Inc.

The Grantee named on the reverse side of this deed does not agree to assume or pay the above described Trust Deed and the Grantor named herein agrees to hold the Grantee harmless therefrom.

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

on this 21st day of March A.D. 19 85
at 3:50 o'clock P M, and duly
recorded in Vol. M85 of Deeds
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00