

47069

MOUNTAIN TITLE COMPANY INC

WARRANTY DEED

Vol. 1195 Page 4225

KNOW ALL MEN BY THESE PRESENTS, That DENISE BELL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

LELAND D. HON, 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 16 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 1/90th interest in and to Lot 12, Block 4, IRISH BEND.

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 PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$12,000.00~~ (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 7th 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.

(If executed by a corporation, affix corporate seal)

X Denise Bell
DENISE BELL

STATE OF OREGON, California)
County of Contra Costa) ss.
March 7, 1985

STATE OF OREGON, County of) ss.
19

Personally appeared

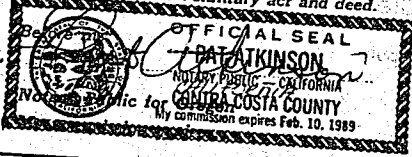
Personally appeared the above named
DENISE BELL

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

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

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.

(OFFICIAL SEAL)



Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

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

GRANTOR'S NAME AND ADDRESS
Leland D. Hon
P.O. Box 703
Chiloquin, OR 97624

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.

- continued from the reverse side of this deed -

SUBJECT TO:

1. Restrictions as contained in plat dedication, as follows:
 "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 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, 13, 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. Declaration of Restrictions, including the terms and provisions thereof,
 Recorded: May 9, 1973
 Volume: M73, page 5588, Microfilm Records of Klamath County, Oregon
4. Subject to restrictions as contained in Deed recorded November 1, 1979, in Volume M79, page 25774, Microfilm Records of Klamath County, Oregon, where Gerry W. Wolff, et al is grantors and "the property owners of Tract 1065, Irish Bend as grantees to wit:
 "each 1/90th interest shall not be severable from the lot to which it attaches."
 (Affects 1/90 interest in and to Lot 12 Block 4, Irish Bend)

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
 Page 4225

EVELYN BIEHN, County Clerk

By [Signature]

Deputy

Fee 9.00

