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KCT
K-34770

WARRANTY DEED

47154

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KNOW ALL MEN BY THESE PRESENTS, that ROY L. WILTFONG, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JONATHAN L. and ROBIN R. SALSURY, husband and wife, and DOUGLAS L. and LOIS L. SALSURY, husband and wife, not as tenants in common but with the right of survivorship, 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 8 in Block 7 Mountain Lakes
Homesites Tract No. 1017 according
to the official plat thereof on file in the
office of the County Clerk of Klamath
County, Oregon.

SUBJECT TO:

1. Right of Way for transmission line, including the terms and provisions thereof, given by A. E. Wampler and Mayme Wampler, husband and wife, to the California Oregon Power Company, a California corporation, dated August 2, 1956, recorded August 6, 1956, in Volume 285, page 407, Deed Records of Klamath County, Oregon.
2. Conditions and restrictions, pertaining to access in deed from A. E. Wampler, et ux to State of Oregon, by and through its State Highway Commission, dated March 25, 1969, recorded April 1, 1969, in Volume M69, page 2345, Deed Records of Klamath County, Oregon.

3. Reservations and restrictions in the dedication of Mountain Lakes Homesites, Tract No. 1017, as follows: ". . .subject to the following conditions: (1) a 20 foot building set-back line along the front of all lots and a 15 foot building set-back on the street sideline of all corner lots; (2) a 16 foot public utilities easement centered on the back and sidelines of all lots, said easement to provide ingress and egress for the construction and maintenance of said utilities; (3) a 37.5 foot building set-back line along State Highway 140 where shown on the annexed map; (4) no direct access to lots from State Highway except accesses approved or of record; (5) additional restrictions as provided in recorded protective covenants."

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 noted above and will 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 \$6,500.00.

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 17 day of August, 1981; 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.

Roy L. Wiltfong
Roy L. Wiltfong

STATE OF OREGON)
) ss.
County of Klamath)

August 17, 1981.

Personally appeared the above named Roy L. Wiltfong and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

S E A L

[Signature]
Notary Public for Oregon
My Commission Expires: 8-3-82

Roy L. Wiltfong
P.O. Box 194
Keno, Oregon 97627
Grantor's Name and Address

Jonathan L. & Robin Salsbury
5216 Summit
Klamath Falls, OR 97601
Grantee's Name and Address

After recording return to:

Jonathan L. & Robin Salsbury

5216 Summit

Klamath Falls, OR 97601

Name, Address, Zip

4405

Until a change is requested all tax statements shall be sent to the following address:

Jonathan L. & Robin Salsbury

5216 Summit

Klamath Falls, OR 97601

Name, Address, Zip

STATE OF OREGON)
) ss.
County of Klamath)

I certify that the within instrument was received for record on the 26th day of March, 19 85, at 10:25 o'clock A M., and recorded in book/reel/volume no. M85 on page 4402 or as document/fee/file/instrument/microfilm no. 47154, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Name Title

By Pam Smith
Deputy

Fee: \$17.00