

47963

MTC-14723-K
WARRANTY DEED

Vol. 1485 Page 5717

husband and wife

KNOW ALL MEN BY THESE PRESENTS, That

RICHARD M. BITTING and CLAUDIA M. BITTING,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL D. EWING and BRENDA K. EWING, husband and wife

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 34, Block 5 of LATAKOMIE SHORES, 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 \$ 2,250.00

HOWEVER, THE ABOVE CONSIDERATION SHALL BE DELETED IF THE FOLLOWING IS APPLICABLE: (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 8TH day of April, 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)

RICHARD M. BITTING

CLAUDIA M. BITTING

STATE OF OREGON, County of

STATE OF OREGON, CALIFORNIA

County of April

19 85

SEE REVERSE FOR NOTARY

Personally appeared

Personally appeared the above named RICHARD M. BITTING and CLAUDIA M. BITTING, husband and wife

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Richard M. Bitting and Claudia M. Bitting

1818 Cherryhill Rd
Santa Paula, CA 93060

GRANTOR'S NAME AND ADDRESS

Daniel D. Ewing and Brenda K. Ewing
HC 30, Box 1170
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

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof,
Dated: August 1, 1939
Recorded: September 27, 1939
Volume: 124, page 516, Deed Records of Klamath County, Oregon
In favor of: The California Oregon Power Company
For: Right of way 50 feet in width
2. Agreement for control of water level of lake, including the terms and provisions thereof, between Joseph Kirk, et ux, and the California Oregon Power Company, dated April 27, 1925, recorded May 11, 1925, in Volume 65, page 582, Deed Records of Klamath County, Oregon.
3. An easement created by instrument, including the terms and provisions thereof,
Recorded: December 13, 1957
Volume: 296, page 465, Deed Records of Klamath County, Oregon
In favor of: The California Oregon Power Company
For: Control of water level of Upper Klamath Lake
4. Covenants, easements, and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof,
Recorded: September 11, 1967
Volume: M67, page 7040, Microfilm Records of Klamath County, Oregon and amended in Volume M68, page 3136 and amended in Volume M68, page 8257, all Microfilm Records of Klamath County, Oregon
5. Articles of Incorporation of Latakome Shores Beach Club, Inc. including the terms and provisions thereof, recorded April 15, 1968, providing that each lot owner is entitled to certain privileges and benefits of said corporation.
6. Reservations and restrictions as contained in plat dedication, to wit:
"(1) A 20 foot building setback line along the front and a 15 foot building setback line along the street sideline of all lots as shown on the annexed plat; (2) 10 foot by 35 foot public utilities easements as shown on the annexed plat; (3) 10 foot drain easements centered on lot lines, as shown on the annexed plat; (4) Additional restrictions as provided in recorded protective covenants; (5) Lot 1A, Block 3, is dedicated for water supply use only; (6) Lots 7 and 8, Block 1 are limited to one common driveway access."

3001 (9/82) (Individual) First American Title Company

STATE OF CALIFORNIA
COUNTY OF

VENTURA

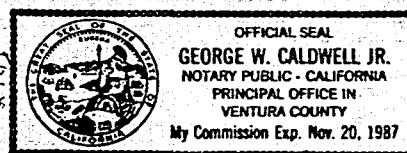
ss.

On APRIL 8, 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared RICHARD M. BITTING AND CLAUDIA M. BITTING

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature



(This area for official notarial seal)

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 19th day of April A.D., 19 85 at 1:46 o'clock P M, and duly recorded in Vol M85, of Deeds on page 5717.

Fee: \$ 9.00

EVELYN BIEHN, COUNTY CLERK

by: Ann Smith, Deputy