

KNOW ALL MEN BY THESE PRESENTS, That DANIEL D. EWING and BRENDA K. EWING, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT ROBERTS, JR. and IRENE PATRICIA ROBERTS, husband and wife, 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 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

and that 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 \$ 4,800.00

However, the actual consideration consists of the inclusion of other property or value given or promised which is the whole consideration indicated which is (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 1st day of July, 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)

DANIEL E. EWING

(see reverse for notary)

BRENDA K. EWING

STATE OF OREGON, County of Klamath, ss. July 3, 1985

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:

(OFFICIAL SEAL)

STATE OF OREGON, County of Klamath, ss. July 3, 1985

Personally appeared the above named BRENDA K. EWING, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Kristin L. Redd

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Notary Public for Oregon

My commission expires:

Daniel E. Ewing & Brenda K. Ewing

GRANTOR'S NAME AND ADDRESS

Robert Roberts, Jr. & Irene Patricia Roberts

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 Klamath, ss. July 3, 1985

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 1985, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/teel number \_\_\_\_\_.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer

Deputy

By

- continued from the reverse side of this deed -

10394

## 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 8257, in Microfilm Records of Klamath County, Oregon
5. Articles of Incorporation of Latakomie 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 of 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) Lots 1A, Block 3 is dedicated for water supply use only; (6) Lots 7 and 8, Block 1 are limited to one common driveway access."

STATE OF CALIFORNIA

COUNTY OF CONTRA COSTA



On this 1st day of JULY in the year 1985, before me  
RITA CRISTOFANI, a Notary Public, State of California,  
duly commissioned and sworn, personally appeared DARIEL EWING

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person ☒ whose name DARIEL EWING subscribed to the within instrument, and acknowledged to me that ☒ he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the STATE OF CALIFORNIA County of CONTRA COSTA on the date set forth above in this certificate.

Rita J. Cristofani  
Notary Public, State of California  
My commission expires 8-7-87

This document is only a general form which may be proper for use in simple transactions and in no way acts, or is intended to act, as a substitute for the advice of an attorney. The publisher does not make any warranty, either express or implied as to the legal validity of any provision or the suitability of these forms in any specific transaction.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

Mountain Title

this 5 day of July A.D. 1985 at 1:42 o'clock P.M., andduly recorded in Vol. M 85, of Deeds on Page 10393

By EVELYN BIEHN, County Clerk  
Bernetha S. Schuch

Fee 9.00