

50786

KNOW ALL MEN BY THESE PRESENTS, That UNITED GUARANTY RESIDENTIAL INSURANCE COMPANY OF IOWA, an Iowa corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE G. BUCHANAN and PATRICIA S. BUCHANAN, 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 7, Block 8, 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

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 \$ 49,500.00

On this day of the month of June, 1985, the above described premises were conveyed to the grantee by the grantor, and the whole consideration and date of this deed.

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 14th day of June, 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)

STATE OF OREGON,)
County of) ss.
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Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

IOWA NORTH CAROLINA
STATE OF OREGON, County of GUILFORD) ss.
14th June, 1985

Personally appeared TERRY V. PARRISH and

who, being duly sworn, did say that he is the Vice president of UNITED GUARANTY RESIDENTIAL INSURANCE COMPANY OF IOWA, 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:

Notary Public for Oregon NORTH CAROLINA

My commission expires: 10-25-88

United Guaranty Res. Ins. Co. of Iowa
P.O. Box 21367
Greensboro, NC 27420

GRANTOR'S NAME AND ADDRESS

George G. Buchanan & Patricia S. Buchanan
P.O. Box 560
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,) ss.

County of 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/reel number, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

SUBJECT TO:

1. Covenants, conditions, and restrictions as contained in plat dedication, to wit:
 - (1) A 25 foot building setback line along the front of all lots, as shown on the annexed plat; a 20 foot building line along all side and back lot lines.
 - (2) No access to the State Highways on Lots 1 through 8 of Block 5 except on established access which exists on Lots 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 foot wide public utilities easement centered on all back and side lot lines for the construction and maintenance of public utilities, any construction thereon to be at the owners risk.
 - (5) All wells and septic tanks to be subject to approval of the County Health Department.
 - (6) A 60 foot side right of way to be reserved centered on the lot line common to Lots 8 and 9 of Block 9 for purpose of future roadway, as shown on the annexed plat.
 - (7) All easements and reservations of record.
2. Reservations and restrictions as contained in Deed of Tribal Property recorded in Volume 310, page 175, Records of Klamath County, Oregon, as follows:

"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 of the Act of March 3, 1901, (31 Stat. 1058-1063) Departmental regulations thereunder, and subject also to any prior valid existing right of adverse claim. Title to the above described property is conveyed subject to any existing easements for public utilities and for railroads and pipe lines and for any other easements or rights of way of record."
3. Setback provisions as delineated on the recorded plat, 25 feet from front lot line.
4. Utility easements as delineated on the recorded plat along rear lot line.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

his 9th day of July A.D. 19 85 at 11:42 o'clock A.M., and
duly recorded in Vol. M85, of Deeds on Page 10538By Evelyn Biehn, County Clerk

Fee \$9.00