

53267

MT-15496-K

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMES C. BOWIE and MARY B. BOWIE, not as tenants in common, but with the right of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK LING and MARCUS L. LING, not as tenants in common, but with the right of survivorship 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 24 in Block 3 of TRACT 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.

However, the true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 39,900.00. The whole or promised which is part of the consideration. 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 13th day of September, 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 Klamath) ss.
September 13, 1985

Personally appeared the above named JAMES C. BOWIE and MARY B. BOWIE

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

(OFFICIAL SEAL)

Before me: Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

JAMES C. BOWIE

MARY B. BOWIE

STATE OF OREGON, County of) ss.

Personally appeared , 19

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)

Notary Public for Oregon

My commission expires:

James C. Bowie and Mary B. Bowie

2980 Highway
Medford, OR 97504

GRANTOR'S NAME AND ADDRESS

Mark Ling & Marcus L. Ling

General Delivery
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 , 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

Recording Officer

By Deputy

SPACE RESERVED FOR RECORDER'S USE

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Reservations, including the terms and provisions thereof, in deed between United States of America to Henry G. Wolff, recorded September 6, 1956, in Volume 286 at page 367, as to subsurface rights, except as to water.
3. Covenants, easements, and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms thereof,
Recorded: May 9, 1973
Volume: M73, page 5588, Microfilm Records of Klamath County, Oregon
4. Restrictions as contained in plat dedication, to wit:
"Said plat being subject to the following restrictions: (1) 25 foot building setback from all front lot lines adjacent to a street; (2) 16 foot public utilities easements 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 restrictions 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, 12, 14, 16, 17, and 18 of Block 5; (7) All easements, covenants, and restrictions of record.
5. An easement created by instrument, including the terms and provisions thereof,
Dated: September 20, 1965
Recorded: October 6, 1965
Volume: M65, page 2355, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company, a Maine corporation
For: A 20 foot wide right of way
(No exact location given)
6. Subject to the terms and provisions of that certain instrument recorded November 1, 1979, in Volume M79, page 25774, Microfilm Records of Klamath County, Oregon, wherein Gerry W. Wolff and Cathy K. Wolff and Gerald Wolff are grantors and "the property owners of Tract 1065, "Irish Bend" are grantors, to wit:
"Each lot owner as to an undivided 1/90th interest in the following: Lot 12, Block 4, Tract 1065, IRISH BEND, subject to the following restriction: Each 1/90th interest shall not be severable from the lot to which it attaches."
7. Deed of Trust, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: November 2, 1979
Recorded: November 2, 1979
Volume: M79, page 25950, Microfilm Records of Klamath County, Oregon
Amount: \$20,000.00
Grantor: James C. Bowie and Mary B. Bowie, husband and wife
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association

The Grantees named herein hereby agree to assume and pay in full the above described Trust Deed and further agree to hold the Grantors harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 13th day
of September A.D., 19 85 at 12:09 o'clock P.M., and duly recorded in Vol. M85
of _____ Deeds - _____ on Page 14876

Evelyn Biehn, County Clerk
By [Signature]

FEE \$9.00