

Lot 3 and Lot 4, Block 2, EVERGREEN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



(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 shown on the reverse of this deed, and those of record and apparent upon the land, if any, as of the date of this deed;

grantor will warrant and defend the title to the above described premises unto the said grantee and grantee's heirs, successors and assigns forever.

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,000.00. ~~the whole part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)~~

In Witness Whereof, the grantor has executed this instrument this 4th day of NOVEMBER, 1951,
order of its board of directors.

(If owned by a corporation,
 attach corporate seal)

STATE OF OREGON, County of

County of Klamath, State of OREGON, County of OREGON,
 before me, the undersigned authority, on this 11th day of April, 1985,
 personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Personally appeared the above named _____ 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 _____ and acknowledged the foregoing instru-

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

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:

FRANK A. SUCCE

DANIEL E. LLOYD and MARVEL BOWMAN
Harriman Rt., Box 73
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

GRANTEE

NAME, ADDRESS, ZIP

GRANTEE

GRANTING

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

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN HILL COMPANY INC.

SUBJECT TO:

17966

1. Taxes for the fiscal year 1985-1986, due and payable. (Amount unavailable)
2. Agreement, including the terms and provisions thereof, between Fred McTimmonds and The United States of America, dated July 25, 1928, recorded July 25, 1928 in Book 82, page 77, Deed Records of Klamath County, Oregon, relative to the raising and lowering of the water of Upper Klamath Lake.

3. Reservations contained in patent from The United States of America, to Fred McTimmonds, dated January 31, 1951, recorded March 12, 1951 in Book 245, page 593, Deed Records of Klamath County, Oregon, as follows:

"...reserving to the United States, pursuant to the provisions of the Act of August 1, 1946, (60 Stat. 755), all uranium, thorium, or any other material, which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, together with the right of the United States through its authorized agents."

4. An easement created by instrument, including the terms and provisions thereof, Dated: October 31, 1955

Recorded: November 3, 1955

Volume: 279, page 5, Deed Records of Klamath County, Oregon

In favor of: The California Oregon Power Company

For: Electric transmission line 19 feet wide across N¹/₂SW¹/₄NE¹/₄SW¹/₄; NE¹/₄NW¹/₄NW¹/₄ and

(covers additional property)

5. An easement created by instrument, including the terms and provisions thereof, Dated: July 16, 1957

Recorded: July 22, 1957

Volume: 293, page 196, Deed Records of Klamath County, Oregon

In favor of: The California Oregon Power Company, a California corporation

For: A right of way for the installation of one anchor and guy on the Sp of the NW¹/₄ of the NE¹/₄ of the NW¹/₄ of Section 10, with right of ingress and egress

6. A 25 foot building setback line along West Side Road, as shown on dedicated plat.
7. An 8 foot utility easement along the rear of lots, as shown on dedicated plat.

8. Restrictions as contained in plat dedication, to wit:
"subject to a building setback line along all streets as shown on the annexed plat; a five foot side line setback line along all side lot lines, and an easement along the back of lots as shown on the annexed plat for present and future public utilities, said easement to provide ingress and egress for construction and maintenance of said utilities with no permanent structures being permitted thereon and any plantings being placed thereon at the risk of the owner."

9. 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 6, 1967 in Volume M67, page 6989, Microfilm Records of Klamath County, Oregon.

10. 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 August 5, 1968 in Volume M68, page 7045, Microfilm Records of Klamath County, Oregon.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of

of November

A.D. 19 85

at 4:35

o'clock

P

M., and duly recorded in Vol.

the 4th

day

Deeds

on Page 17965

Evelyn Biehn,

By

County Clerk

FEE \$9.00