

Until a change is requested, all tax statements shall be sent to the following address: Mr. and Mrs. Robert D. Steiner  
4355 Shasta Way, Klamath Falls, OR 97601

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That TRUMAN O. BATES and BETTY BATES, husband and wife, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by ROBERT D. STEINER and WILMA KAY STEINER, husband and wife, hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantees, as tenants by the entirety, their heirs and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

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

## SUBJECT TO:

- (1) A 25-foot building setback line along West Side Road, as shown on dedicated plat.
- (2) An 8-foot utility easement along the rear of lots, as shown on dedicated plat.
- (3) 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 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."
- (4) An Agreement, including the terms and provisions thereof, dated January 25, 1924, recorded February 15, 1925, in Volume 63 at page 460 of Klamath County Deed Records, concerning the operation of the dam and control of the water levels of the Upper Klamath Lake between the elevations of 4137 and 4143.3 feet above sea level.
- (5) An Agreement, including the terms and provisions thereof, dated October 27, 1952, and recorded December 19, 1952, in Volume 258 at Page 290 of Klamath County Deed Records concerning the hunting of migratory birds on said premises.

- (6) Covenants, conditions and restrictions,

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but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 8, 1967 in Volume M67, page 6989, Microfilm Records of Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And said grantors hereby covenant to and with said grantees, their heirs and assigns, that grantors are lawfully seized in fee simple of the above-granted premises, free from all encumbrances (except as noted above) and that grantors will warrant and forever defend the above-granted 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 \$7,500.00.

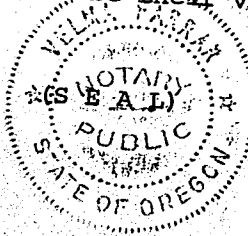
WITNESS grantors' hands this 25 day of March, 1976.

Truman O. Bates

Betty Bates

STATE OF OREGON )  
County of Klamath ) ss.

Before me this 25 day of March, 1976, personally appeared the above-named TRUMAN O. BATES and BETTY BATES, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Elmer J. Jamar  
Notary Public for Oregon  
My Commission Expires: 4-9-77

Return:  
MTG

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of November A.D., 19 85 at 1:49 o'clock P M., and duly recorded in Vol. M85 day  
of \_\_\_\_\_ Deeds on Page 18478.

FEE \$9.00

Evelyn Biehn  
By \_\_\_\_\_ County Clerk

Elmer J. Jamar