Mare ANTY DEED (Individ i or Corporate). 99781 Vol. Mas Page Lospyder each as to a 2 undivided interest WARRANTY DEED hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ...... Madeline H. Hatfield the grantee, does hereby grant, bargein, 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 ap-Assigns, that certain real property, with the tenements, note and appointenances increasing beinging of pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: Lot 22 of Block 4, Tract No. 1065, Irish Bend, Klamath County, Oregon. SUBJECT, however to the following: 1. Restrictions as contained in plat dedication, as follows: "Said pla being subject to the following restrictions: (1) 25 foot building setback from all front lot lines and all side lot lines adjacent to a street. "Said plat (2) 16 foot wide public utilities easements centered 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 restricted for river access and recreational purposes; there will be no dwellings constructed (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, tree from all encumbrances except as on noted of record as of the date of this deed and those apparent upon the 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 encumbrance The true and actual consideration paid for this transfer, stated in terms of dollars, is \$21,000.00 DHewevery the actual consideration consists of or includes other property or value given or promised which is (indicate which).<sup>(1)</sup> (The sentence between the symbols<sup>(0)</sup>, it 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 17 thday of August if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by ., 1979 ; order of its board of directors. llen (If executed by a corp affin comorate seal) George A. Pondella, Jr. Inya er 6 Josephine # STATE OF OREGON, . Snyder STATE OF OREGON, County of .... County of ...Klamath Quq. 17 , 197 . 19 Personally appeared Personally appeared the above named George Pondella; Jr. and Josephine ....who, being duly sworn, each for himself and not one for the other, did say that the former is the A. PORCELLA, JI. and JOSEPHILLE Snyder Sant to be the in-voluntary act and deed. OFFICIAL SEALD Notary Fublicitor Oregon ......president and that the latter is the secretary of ..... and that the seal allized to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-halt of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. BEALT Notar Fublic for Oregon My commission expires: July 6, 1983 (OFFICIAL SEAL) Notary Public for Oregon My commission expires: Josephine Snyder & George Pondella, Jr. Box 693 Chiloquin, Ore. 97624 GRANTOR'S NAME AND ADDRESS STATE OF OREGON, Madeline H. Hatfield 1829 Bonnie Way County of ..... I certify that the within instruwas received for record on the Sacramento, Calif 95825 GRANTER'S NAME AND ADDRESS ......dax of ..... , 19...... Attes лŧ Clock M., and recorded it area Madeline H. Hatfield in book..... on page..... or as FOR 1829 Bonnie Way file/reel number RECORDER'S LISS ..... Record of Deeds of said county. CA 95825 Sacramento, CA Witness my hand and seal of County affixed. Madeline H. Hatfield nts shall be a 1829 Bonnie Way ..... Recording Okjcer Sacramento, CA 95825 .....Deputy NAME, ADDRESS, ZIP

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thereon. b. (6) - Vehicular access to k hereby vacated on Lot 2 of Block I a 18 of Block 5. (7) All easements.	Allianson River-Chiloquin Highway is ind Lots 5, 6, 7, 13, 14, 16, 17 and covenants and restrictions
2. An easement created by instrumen thereof, Dated: September 20, 1965 Recorded: October 6 1965	t, including the terms and provisions
In favor of: Pacific Powe For: A 20 foot wide right (No exact location given)	The Light Constant and a second state
3. Reservations, including the terms and provisions thereof, in Deed be- tween United States of America to Henry G. Wolff, recorded September 6, 1956 in Book 286 at page 367, Deed Records of Klamath County, Oregon, as to sub-surface rights, except as to water. (Affects Government Lots 22, 27 and 30 in Section 17, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon). South, Range 7 East of the Willamette and to be a surface of a surface of the Willamette and to be a surface of Restrictions, including the terms and provisions thereof, recorded May 9, 1973 in Volume M73, page 5588, Microfilm Records of Klamath	
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STATE OF OREGON: COUNTY OF KLAMATH: ss.	
Filed for record at request of	the19th day
of <u>November</u> A.D., 19 <u>85</u> at <u>1:07</u> of <u>Deeds</u>	o'clock P_M., and duly recorded in Vol. <u>M85</u> , on Page <u>18761</u> ,
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