

57937

MOUNTAIN TITLE COMPANY INC.

KNOW ALL MEN BY THESE PRESENTS, That

LELAND D. HON

Vol. 1186

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD KENT PITTMANN and SANDRA ANN PITTMAN, 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 8, Block 8, TRACT 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 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."

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. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,800.00

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 4th day of February, 19 86, 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.

Leland D. Hon
LELAND D. HON

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath

February 4, 19 86

Personally appeared the above named

LELAND D. HON

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

(OFFICIAL SEAL)

Kristin L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

STATE OF OREGON, County of _____

Personally appeared _____

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 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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Leland D. Hon
P.O. Box 703

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS
Donald K. Pittmann & Sandra A. Pittman
4434 Wessex Drive
San Jose, CA 95136

AFTER RECORDING RETURN TO:
GRANTEE'S NAME AND ADDRESS
SAME AS GRANTEE

NAME, ADDRESS, ZIP
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, _____

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.

By _____ Recording Officer
Deputy

continued from the reverse side of this deed -

SUBJECT TO:

1. Reservations, restrictions and easements as contained in Deed of Tribal Property dated February 25, 1959, and recorded February 27, 1959, in Volume 310, page 175, Deed Records of Klamath County, Oregon, including but not limited to the following:

limited to the following:
 "The above described property 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. 1058-1083); Departmental Regulations thereunder; and subject also to any prior, valid existing right or adverse claim.

or adverse claim.
Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record."

2. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as contained in plat dedication to wit: _____ the front of all lots as shown

"1. A 25 ft. building setback line along the front of all lots, as shown on the annexed plat; a 20 ft. building setback line along all side and back lot lines.

2. No access to the State Highways on Lots 1 through 8 of Block 5 except at an established access which exists on Lot 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. Subject to a 25 foot building setback from lot line as shown on dedicated plat.

4. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: April 30, 1981

Recorded: June 1, 1981

Recorded: June 1, 1981
Volume: M81, page 9766, Microfilm Records of Klamath County, Oregon

Amount: \$3,621.00

Amount: \$3,621.00
Grantor: Clarence R. Wells and Charmaine Wells, husband and wife

Trustee: Mountain Title Company

Trustee: Mountain Title Company
Beneficiary: Winema Peninsula, Inc., an Oregon corporation

The Grantees named on the reverse of this deed do not agree to assume nor pay the above described Trust Deed and the Grantor herein agrees to hold the Grantees harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of _____ the 4th day
of February A.D., 19 86 at 3:38 o'clock P. M., and duly recorded in Vol. 486,
of _____ Deeds on Page 2172.

Evelyn Biehn County Clerk

By Bernetha H. Gelsch

FEE \$9.00