

JETS
57949

WARRANTY DEED

Vol. 10428 Page 21959KNOW ALL MEN BY THESE PRESENTS, That Roxanne Forsyth

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William Lee Gates, 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 13 in Block 3, IRISH BEND, TRACT NO. 1065, together with an undivided 1/90th interest in Lot 12, Block 4 of said IRISH BEND, TRACT NO. 1065, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1. - Restrictions as contained in plat dedication, to wit:
"Said plat being subject to the following restrictions: (1) 25 foot building set-back from all front lot lines and all side lot lines adjacent to a street, (2) 16 foot public utilities easements centered on all side and back lot lines with any improvements placed thereon to be at the lot owner's risk, (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and

(For continuation of this document see 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 noted of record and those apparent upon the land, as of the date of this deed

and that 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 \$8,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols ^⓪, 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 16th day of August, 1981; 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.



OFFICIAL SEAL
EVERETT C. FORSYTH
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
My comm. expires FEB 18, 1983

Roxanne Forsyth
ROXANNE FORSYTH

(If executed by a corporation, affix corporate seal)

STATE OF ~~OREGON~~, CALIFORNIA) ss.

County of PLACER
August 16, 1981

Personally appeared the above named

Roxanne Forsyth

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

Before me:

(OFFICIAL SEAL)

Everett C. Forsyth
EVERETT C. FORSYTH
Notary Public for California

My commission expires: Feb 18, 1983

STATE OF OREGON, County of _____) ss.

Personally appeared _____ 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 _____

_____ 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)

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/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County attixed.

NAME _____

TITLE _____

By _____

Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

William Lee Gates
2901 W. 1st St. #53
Santa Ana, CA 92703

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

William Lee Gates
2901 W. 1st St. #53
Santa Ana, CA 92703

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

later released by resolution of the County Commissioners when the ad-
joining 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
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, 13, 14, 16, 17 and 18 of Block 5. (7) All easements, covenants and
restrictions of record."

2. An easement created by instrument, including the terms and provi-
sions thereof,
Dated: September 20, 1965
Recorded: October 6, 1965
Volume: M65, page 2355 and 2357, Microfilm Records of Klamath County,
Oregon
In favor of: Pacific Power & Light Co., a Maine corporation
For: 20 foot wide right of way (No exact location given)

3. Reservations, including the terms and provisions thereof, in Deed
between United States of America to Henry G. Wolff, recorded September
6, 1956, in Book 286, 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).

4. Declaration of Restrictions, but omitting restrictions, if any,
based on race, color, religion or national origin, imposed by instru-
ment, including the terms and provisions thereof, recorded May 9, 1973,
in Volume M73, page 5588, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 5th day
of February A.D., 19 86 at 10:27 o'clock P M., and duly recorded in Vol. M86
of Deeds on Page 2195
FEE \$9.00
Evelyn Biehn County Clerk
By Berntha H. Biehn

Personally appeared _____
who being duly sworn,
deposited for himself and not one for the other, did say that the former 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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Personally appeared _____
Notary Public for Oregon
My commission expires _____
Notary Public for Oregon
My commission expires _____

STATE OF OREGON
County of _____
I certify that the within instru-
ment was received for record on the
day of _____
at _____ o'clock _____ M. and recorded
in book _____ volume No. _____
page _____ of said document (see file)
instrument microfilm No. _____
Record of Deeds of said county.
Witness my hand and seal of
County attested.
By _____ Deputy

Will a change in the law be made in the future to the effect that the seal of the
Notary Public for Oregon shall be placed on the back of the instrument instead of
on the front of the instrument?
Yes _____ No _____
Notary Public for Oregon
My commission expires _____