

KNOW ALL MEN BY THESE PRESENTS That WINEMA PENINSULA, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HENRY F. KUTAK and ROSEMARY J. KUTAK, husband and wife, 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 therunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 15, Block 9, TRACT NO. 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.

All that portion of Lot 16 in Block 9, TRACT NO. 1019 WINEMA PENINSULA - UNIT NO. 2 of Klamath County, Oregon lying South of Tecumseh Way as Shown on plat of Tract No. 1050, Winema Peninsula Unit #3.

TO HAVE AND TO HOLD the above described premises 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 set forth on the reverse of this deed and those apparent on the land as of the date of this conveyance.

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 \$ 7,600.00. However, the actual consideration consists of other property or value given or promised which is the whole of the consideration (indicate which).

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 25 day of September 19 80, 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.

WINEMA PENINSULA, INC.

Leroy Grenger, Pres.
Elvina P. Grenger, Sec.

STATE OF OREGON

County of

Sept 25 19 80

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

WINEMA PENINSULA, INC.

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:

Bonnie M. Kuchow

Notary Public for Oregon

My commission expires

11-5-82

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

WINEMA PENINSULA, INC.

P.O. Box 384

Chiloquin, Oregon 97624

GRANTOR'S NAME AND ADDRESS

HENRY F. & ROSEMARY J. KUTAK

1421 Pacific Terrace

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

HENRY F. & ROSEMARY J. KUTAK

150 Cambridge

Bedlands, Ca. 92314

NAME ADDRESS ZIP

NAME ADDRESS ZIP

1. Taxes for the fiscal year 1980-1981, a lien, not yet due and payable.
2. 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, to wit:
"The above described land 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.
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."

3. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as contained in plat dedication, to wit:
"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 Highways 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. A non-exclusive easement for the purpose of egress and ingress into the property immediately North of this plat across Lot 1 of Block 5 as shown on the annexed plat.
4. A 16 ft. wide public utilities easement, centered on all back and side lot lines for the construction and maintenance of public utilities; any construction thereon to be at the owners risk.
5. All wells and septic tanks to be subject to approval of the County Health Dept.
6. A 60 ft. wide right of way to be reserved centered on the lot line common to Lots 8 and 9 of Block 9 for the purpose of future roadway as shown on the annexed plat.
7. All easements and reservations of record."

4. Subject to a 25 foot building setback from lot line as shown on dedicated plat.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of May of A.D. 1986 at 8:57 o'clock A.M. and duly recorded in Vol. M86 of Deeds on Page 7863

FEE \$14.00

Evelyn Biehn, County Clerk
By *[Signature]*