

68794

KCTC-39134

WARRANTY DEED

STEVENS-NEES LAW PUBLISHING CO., PORTLAND, OR, 97204

Vol. MSB Page 22066

KNOW ALL MEN BY THESE PRESENTS, That  
NORMAND G. POULSHOCK AND BARBARA L. POULSHOCK, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
HERBERT W. SUTTON

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:

A parcel of land situate in Lot 1 in Block 1 of Arrowhead Village according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Commencing at the Southwest corner of said Lot 1; thence North 14°21' East 149.846 feet along the West line of said lot; thence South 65°51' East 26.22 feet to intersection with the East line of said lot; thence South 16°31' West 39.03 feet along said East line; thence continuing along said East lot line 2°11'45" West 117.5 feet, more or less, to the Southeast corner thereof; thence North 65°51' West 49.83 feet along the Southerly line of said lot the true point of beginning.  
Together with that portion of the Easterly one-half of vacated Pushkin Street which is adjacent to the Westerly boundary of said property.

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

See attached Exhibit A

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 \$ 25,000.00  
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ①, 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 21<sup>st</sup> day of November, 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.

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.

STATE OF OREGON, W  
County of Curry } ss.  
11-21, 19 86

Normand G. Poulshock  
NORMAND G. POULSHOCK  
Barbara L. Poulshock  
BARBARA L. POULSHOCK  
STATE OF OREGON, County of \_\_\_\_\_ } ss.  
\_\_\_\_\_, 19 \_\_\_\_\_

Personally appeared the above named  
Normand G. Poulshock  
and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Personally appeared \_\_\_\_\_ and  
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, 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.

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 11-30-86

Notary Public for Oregon  
My commission expires: \_\_\_\_\_  
(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Herbert W. Sutton  
P.O. Box 3216  
Central Point, Oregon 97502  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
Herbert W. Sutton  
P.O. Box 3216  
Central Point, Oregon 97502  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

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 fee/file/instrument/microfilm/reception No. \_\_\_\_\_ Record of Deeds of said county.  
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_ Deputy

## EXHIBIT A

22067

## SUBJECT TO:

1. Rights of the public and of governmental bodies in and to any portion of the above described property lying below the high water line of Upper Klamath Lake and in and to said water.
2. Agreement, including the terms and provisions thereof recorded February 15, 1924, Volume 63, page 460, Deed Records of Klamath County, Oregon.
3. Right of way for transmission line, including the terms and provisions thereof, recorded October 31, 1955, Volume 278, page 510, Deed Records of Klamath County, Oregon.
4. Reservations and restrictions in the dedication of Arrowhead Village.
5. Declarations of Restrictions for Arrowhead Village recorded October 26, 1967, Volume M67, page 8359, as amended by document recorded August 13, 1970, Volume M70, page 7024, and re-recorded August 13, 1970, Volume M70, page 7609, Deed Records of Klamath County, Oregon.
6. Easement, including the terms and provisions thereof recorded June 11, 1982, Volume M82, Page 7438, Deed Records of Klamath County, Oregon.
7. Easement Agreement, including the terms and provisions thereof recorded June 14, 1982, page 7513, Deed Records of Klamath County, Oregon.
8. Easement, including the terms and provisions thereof recorded February 10, 1986, Volume M86, page 2444, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
 of \_\_\_\_\_ December \_\_\_\_\_ A.D., 19 86 at 12:06 o'clock P M., and duly recorded in Vol. 186  
 of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 22066

FEE \$14.00

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