

KNOW ALL MEN BY THESE PRESENTS, That CLYDE P. RAUL and PATRICIA R. RAUL, husband and wife, as to an undivided $\frac{1}{2}$ interest and STEVEN C. RAUL and ELIZABETH KATHERINE RAUL, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by WILLIAM LEONARD USHMAN and DEANA LYNN USHMAN, husband and wife hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Lot 4, Block 5, 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.

**ELIZABETH KATHERINE RAUL, husband and wife as to an undivided $\frac{1}{2}$ interest.

"This instrument does not guarantee that any particular use may be made of this property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are 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

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 \$ 6,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, 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 4th day of May, 1984, 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.



STATE OF CALIFORNIA

County of SAN MATEO

JUNE 4, 1985

Personally appeared the above named STEVEN C. RAUL and ELIZABETH KATHERINE RAUL

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

(OFFICIAL SEAL) Patricia Anne Campbell
Notary Public for California
My commission expires 10-26-86

STATE OF OREGON, County of

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Personally appeared

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 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.

Notary me:

Notary Public for Oregon

My commission expires:

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/reel/volume No. on

page or as fee/file/instr. serial/microfilm/reception No.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

NAME AND ADDRESS

NAME AND ADDRESS

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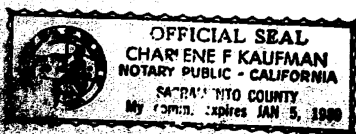
Subject to the following:

1. Reservations and restrictions as contained in plat dedication, to wit:
 - a. A 25 foot building setback line along the front of all lots, as shown on the annexed plat; a 20 foot building setback line along all side and back lot lines.
 - b. 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 as shown on the annexed plat.
 - c. 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.
 - d. A 16 foot 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.
 - e. All wells and septic tanks to be subject to approval of the County Health Department.
 - f. A 60 foot 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.
 - g. All easements and reservations of record.
2. A 25 foot building setback line from streets as shown on dedicated plat.
3. Reservations and restrictions as contained in Deed of Tribal Property, recorded February 27, 1959 in Volume 310, page 173, 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, (21 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 of record.

STATE OF CALIFORNIA
COUNTY OF Sacramento



On this 7th day of June in the year 1983, before me Charlene F. Kaufman, a Notary Public, State of California, duly commissioned and sworn, personally appeared Clyde P. Raul and Patricia R. Raul, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the Sacramento County, Sacramento on the date set forth in this certificate.

Charlene F. Kaufman
Notary Public, State of California
My Comm. Expires Jan. 5, 1980

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Mountain Title Company the 28th day of May A.D. 1987 at 2:42 o'clock P.M. and duly recorded in Vol. M87 of Deeds on File 9176

FEE \$14.00

John Smith County Clerk