

82209

-BARGAIN AND SALE DEED-

Vol. M87 Page 21771

PAUL C. WILLIAMS, Grantor, conveys to CLYDE H. WILLIAMS and MARY E. WILLIAMS, husband and wife, Grantees, the following described property situate in Klamath County, Oregon, to-wit:

Lot 9 SPORTSMAN PARK according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true and actual consideration for this transfer is Five Thousand and No/100ths (\$5,000.00).

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 use.

Let + Until a change is requested, all tax statements shall be mailed to Grantees at: P. O. Box 82, Midland, OR 97634.

DATED this 30 day of November, 1987.

Paul C. Williams

STATE OF NEW HAMPSHIRE)
) ss November 30, 1987.
County of Stafford)

Personally appeared the above-named PAUL C. WILLIAMS and acknowledged the foregoing instrument to be his voluntary act and deed.

Deane M. MacKinnon
Notary Public for New Hampshire
My Commission expires: 31, 1989

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this 4th day of December A.D., 19 87
at 10:20 o'clock A M. and duly recorded
in Vol. M87 of Deeds Page 21771
Evelyn Biehn, County Clerk
By [Signature]
Deputy.

Fee, \$10.00

BRANDSNESS & BRANDSNESS, P.C.
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

87 DEC 4 AM 10 20

Cost 10.00

the Secretary of the Interior March 25, 1946, pursuant to said Act, as reserved in the Patent to Henry G. Wolff, recorded October 25, 1955 in Volume 279, page 80, Deed Records of Klamath County, Oregon. (Affects the SE $\frac{1}{4}$ of Section 36)

5. Recitals as contained in Land Status Reports recorded December 15, 1958 in Volume 307, page 481, Deed Records of Klamath County, Oregon, recorded January 18, 1959 in Volume 308, page 529, Deed Records of Klamath County, Oregon, and recorded January 19, 1959 in Volume 308, page 699, Deed Records of Klamath County, Oregon, to-wit:

"The above described property is 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 right-of-way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513)."

6. Right of way for pole and wire lines and other facilities for the transmission and distribution of electricity and incidentals, 15 feet wide, as conveyed to The California Oregon Power Company by deeds recorded November 9, 1961 in Volume 333, page 561, and in Volume 333, page 563, all Deed Records of Klamath County, Oregon (General Location)
7. Recital in the deed from the United State of America recorded April 23, 1976 in Volume M76, page 6028, Microfilm Records of Klamath County, Oregon, to-wit:

"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."

8. Reservations of all subsurface rights, except water in trust, for the heirs of Mollie Weeks, deceased Klamath Allottee No. 618, as reserved in the deed from the United States of America, recorded April 2, 1976 in Volume M76, page 6028, Microfilm Records of Klamath County, Oregon. (Affects the South $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 36).

9. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 1, 1976 in Volume M-76 page 10037, Microfilm Records of Klamath County, Oregon, as follows:

"(1) Reserving to Henry Wolff, Gerald Wolff, Gerry Warren Wolff and Eric Wolff, hunting and fishing rights on the above described real property; (2) Reserving a right of ingress and egress upon and across the above described property for the purposes of keeping and maintaining the irrigation ditches located on said real property, and construction of same. (3) Reserving to Henry & Gerald Wolff Ranch, Inc., one-half of all mineral rights located on said property."

11. Restrictions of dedication plat, to-wit:

"(1) A non-exclusive public easement, for ingress and egress as shown on the annexed map, (2) All residences built must conform to flood plain requirements as shown by the apparent high water line on the annexed map, (3) A 75 foot building set back line along side lot lines, (4) All easements and reservations of records and additional restrictions as provided in any recorded protective covenants."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 4th day of December A.D., 19 87 at 9:39 o'clock A M., and duly recorded in Vol. M87 of Deeds on Page 21769.

FEE \$15.00

Evelyn Biehn, County Clerk
By Don Smith