

87782

KNOW ALL MEN BY THESE PRESENTS, That Henry F. Kutak and Rosemary J. Kutak, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by John W. Fulton Jr. and Vesta Lee Fulton, not as tenants in common, but with the right of survivorship, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances, thereunto belonging or pertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

PARCEL 1: Lot 15, Block 9, TRACT 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.

PARCEL 2: All that portion of Lot 16 in Block 9, TRACT 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, lying South of Tecumseh Way as shown on plat of Tract No. 1050, WINEMA PENINSULA, UNIT #3.

Subject, however, to the following (see reverse side of this document) (If space insufficient, continue description on reverse side)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as noted of record as of the date of this deed.

if any, as of the date of this deed. 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 \$11,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 15th day of December, 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.

Henry F. Kutak
Rosemary J. Kutak
Rosemary J. Kutak

STATE OF OREGON, County of Klamath, December 15, 1981

Personally appeared the above named Henry F. Kutak and Rosemary J. Kutak, husband and wife,

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

Before me: Notary Public for Oregon My commission expires: 6/19/83

Notary Public for Oregon My commission expires: 6/19/83

STATE OF OREGON, County of Klamath, December 15, 1981

I certify that the within instrument was received for record on the day of 1981, 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 affixed.

By _____ Deputy

GRANTOR'S NAME AND ADDRESS John W. Jr. & Vesta Lee Fulton P.O. Box 615 Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS John W. Jr. & Vesta Lee Fulton P.O. Box 615 Chiloquin, OR 97624

Until a change is requested all tax statements shall be sent to the following address. John W. Jr. & Vesta Lee Fulton P.O. Box 615 Chiloquin, OR 97624

8440 A

8440 A

KNOW ALL MEN BY THESE PRESENTS, THAT Henry E. Kueck and Rosemary J. Kueck, husband and wife, for and in consideration of the sum of ten dollars (\$10.00) to them in hand paid by John W. Tilton, the receipt of which is hereby acknowledged, have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said John W. Tilton, his heirs and assigns forever:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

2. Reservations, restrictions, and easements as contained in Deed of Tribal Property dated February 25, 1959, 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 Highway on Lots 1 through 8 of Block 5 except at an established access which exists on Lot 1 of 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 owner's 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 purposes 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 Mountain Title of May A.D. 19 88 at 2:54 o'clock P M., and duly recorded in Vol. 888 of Deeds on Page 8440 A

FEE

Evelyn Biehn
By Sonetha J. Litch County Clerk

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 _____ page _____ or as document fee the _____ instrument, number _____ Record of Deeds of said county.
Witness my hand and seal of County Clerk.

John W. Jr. & Vestra Lee Tilton
P.O. Box 615
Griffith, OR 97624
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Griffith, OR 97624