

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CLYDE P. RAUL and PATRICIA R. RAUL, husband and wife, as to an undivided 1/2 interest, and STEVEN C. RAUL and ELIZABETH KATHERINE RAUL, husband and wife, as to an undivided 1/2 interest, hereinafter called the Grantor, for the consideration hereinafter stated to the grantor paid by LARRY LEE MITCHELL, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the 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, State of Oregon, described as follows, to-wit:

Lot 5, 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.

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 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, (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

88 JUN 15 PM 2 17

easements or rights of way of record."

To Have and to Hold the above described and granted premises unto the said Grantee and Grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with 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 those assumed by Grantee above and those imposed by the Grantee and that Grantor will warrant and for ever 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 \$5,800.00. 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.

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

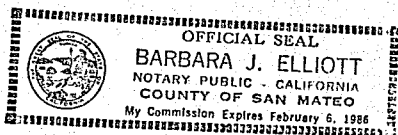
In Witness Whereof, the grantor has executed this instrument this 10th day of April, 1984.

Clyde P. Raul  
CLYDE P. RAUL

Patricia R. Raul  
PATRICIA R. RAUL

STATE OF OREGON       )  
                                  ) ss.  
County of Klamath    )

On this 10 day of April, 1984, personally appeared the above named Clyde P. Raul, PATRICIA R. RAUL, STEVEN C. RAUL, & ELIZABETH KATHERINE RAUL acknowledged the foregoing instrument to be their voluntary act and deed.



Barbara J. Elliott  
NOTARY PUBLIC for Oregon  
My Commission expires:

Steven C. Raul  
STEVEN C. RAUL

Elizabeth Katherine Raul  
ELIZABETH KATHERINE RAUL

STATE OF OREGON       )  
                                  ) ss.  
County of Klamath    )

On this \_\_\_\_\_ day of April, 1984, personally appeared the above named Steven C. Raul and Elizabeth Katherine Raul and acknowledged the foregoing instrument to be their voluntary act and deed.

Barbara J. Elliott  
NOTARY PUBLIC for Oregon  
My Commission expires:

9273

Grantor's name and address:  
 Clyde P. & Patricia R. Raul  
 Steven C. & Elizabeth K. Raul

Grantee's name and address;  
 Larry Lee Mitchell

P.O. Box 913  
 Pleasanton, CA 94566

After recording return to:  
 Larry Lee Mitchell

Mail tax statements to:

Larry Lee Mitchell  
 P.O. Box 913  
 Pleasanton, CA 94566

STATE OF OREGON )  
 County of Klamath ) ss.

for  
 recorder's  
 use

I certify that the within instrument  
 was received for record on the 15 day of  
June, 1988, at 2:17  
P.M., and recorded in  
 book/reel/volume No. M88 on page 2277 or  
 as document/fee/file/ instrument/microfilm  
 No. 88257 Record of Deeds of said county.

Evelyn Biehn County Clerk  
 Name Title

By Bernetha Fletcher

Fee:\$18.00