FORM No. 723-EARGAIN AND SALE DEED (Individual of 20 politik) NL 62885	BARGAIN AND SALE DEED	Vol. <u>13627</u>
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PARCEL 1:

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:

Reservations and restrictions as contained in plat dedication, 1. 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 Highway 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.

All wells and septic tanks to be subject to approval of е. 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. A 25 foot building setback line from streets as show on

2. dedicated plat.

3. Reservations and restrictions as contained in Deed to 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 the 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 of 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.

PARCEL 2:

Lot 66, CASITAS, in the County of Klamath, State of Oregon.

PARCEL 3:

The Northeast quarter of Section 25, in Township 38 South, Range 10 East of the Willamette Meridian, in Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

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