

1-1-74

96925

28-8154

WARRANTY DEED

1106

KNOW ALL MEN BY THESE PRESENTS, That MILTON F. VAN VOORHIS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES MARTIN LEMBERGER and LINDA DYIANNE LEMBERGER, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said 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 and State of Oregon, described as follows, to-wit:

Lots 11 and 12 in Block 5 of LATAKOMIE SHORES, Klamath County, Oregon.

SUBJECT TO: 1. Reservations, restrictions, rights of way, easements of record and those apparent on the land; 2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin imposed by instrument, including the terms thereof, recorded September 11, 1967, in Book M-67 at page 7040, Microfilm Records, amended in M-68 at page 3136, and as amended in M-68 at page 8257, Microfilm Records; 3. Articles of Incorporation of Latakome Shores Beach Club, Inc., including the terms and provisions thereof, recorded April 15, 1968, provided that each lot owner is entitled to certain privileges and benefits of said corporation; 4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Latakome Shores.

(If space insufficient, continue description on reverse side)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said 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 as hereinbove set forth,

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 \$ 27,500.00

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 11 day of January, 1975; 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.

X Milton F. Van Voorhis

(If executed by a corporation, affix corporate seal)

STATE OF ~~XXXX~~ COLORADO )  
County of ~~CHAFFEE~~ ) ss.  
January 11, 1975

Personally appeared the above named MILTON F. VAN VOORHIS

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

(OFFICIAL SEAL) Notary Public for ~~XXXX~~ COLORADO  
My commission expires Oct 10, 1976

STATE OF OREGON, County of ) ss.  
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Personally appeared and 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 behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

Mr. Milton F. Van Voorhis  
P. O. Box 345  
Saguache, Colorado  
GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Charles M. Lemberger  
Star Rt. 1 Box 90 A  
Chiloquin, Oregon 97624  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mr. and Mrs. Charles M. Lemberger  
Star Rt. 1 Box 90 A  
Chiloquin, Oregon 97624

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address  
Department of Veteran's Affairs  
1225 Ferry Street, S. E.  
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 24 day of Jan, 1975, at 3:50 o'clock P. M., and recorded in book M-75 on page 1106 or as file/reel number 96925, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Hayes Dragic* Recording Officer Deputy

2.00

RECEIVED JAN 24 1975