

95116

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JACK L. RICTOR and WANDA RICTOR, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANCIS L. MATHEWS and AUDREY E. MATHEWS, 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 5 and 6, Block 6, OREGON SHORES SUBDIVISION, TRACT 1053, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

continued on the reverse side of this deed

(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 stated on the reverse side of this deed or those apparent upon the land, if any, as of the date of this deed

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 \$10,000.00.

However, the actual consideration consists of 100 shares of common stock of the Oregon Shores Subdivision, Tract 1053, which is the whole consideration for the above premises. 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 13th day of January, 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.

(If executed by a corporation, affix corporate seal)

JACK L. RICTOR  
WANDA RICTOR

STATE OF OREGON, County of TARRANT  
JAN 17th, 1980

STATE OF OREGON, County of TARRANT  
Personally appeared

Personally appeared the above named  
JACK L. RICTOR and WANDA RICTOR,  
husband and wife

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

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

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:

Notary Public for Oregon

My commission expires: JUNE 1981

My commission expires:

Mr. & Mrs. Jack L. Rictor  
5500 Montclair Drive  
Colleyville, TX 76034

Mr. & Mrs. Francis L. Mathews  
Star Route Box 130A  
Chiloquin, OR 97624

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

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 on page or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer

By Deputy

1224

**SUBJECT TO:**

1. Reservations as contained in plat dedication, to wit:  
"A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; 16 foot utility easements, centered on lot lines or as shown on annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owners to be at his own risk; All streets to be maintained by the lot owners within this subdivision; Additional restrictions or conditions as provided for in any recorded protective covenants or Homeowners Association documents."
2. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded August 13, 1973, in Volume M73, page 10698, Microfilm Records of Klamath County, Oregon.
3. An 8 foot utility easement along rear lot lines as shown on dedicated plat.

4. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein:

Dated: February 27, 1979  
Recorded: October 1, 1980

Volume: M80, page 18951, Microfilm Records of Klamath County, Oregon

Grantor: Jack L. Rictor and Wanda C. Rictor, husband and wife

Trustee: Transamerica Title Insurance Co.

Beneficiary: Wells Fargo Realty Services, Inc., Trustee under Trust 7219

The beneficial interest under said Trust Deed was assigned by instrument

Dated: November 7, 1980

Recorded: November 12, 1980

Volume: M80, page 21929, Microfilm Records of Klamath County, Oregon

To: Real Estate Loan Fund-Oreg. Ltd.

The Grantees named on the reverse side of this deed hereby agree to assume and pay above described Trust Deed.

(AFFECTS LOT 6)

5. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: February 27, 1980

Recorded: October 1, 1980

Volume: M80, page 18954, Microfilm Records of Klamath County, Oregon

Grantor: Jack L. Rictor and Wanda Rictor, husband and wife

Trustee: Transamerica Title Insurance Co.

Beneficiary: Wells Fargo Realty Services, Inc., Trustee under Trust 7219

The beneficial interest under said Trust Deed was assigned by instrument

Dated: November 7, 1980

Recorded: November 12, 1980

Volume: M80, page 21929, Microfilm Records of Klamath County, Oregon

To: Real Estate Loan Fund-Oreg. Ltd.

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Trust Deed.

(AFFECTS LOT 5)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 26th day of January A.D. 19 81 at 2:52 clock P.M. and

duly recorded in Vol. M81, of Deeds on Page 1223

Fee \$7.00

By Evelyn Biehn, County Clerk