

12953

WARRANTY DEED

Vol. M82 page 7937

KNOW ALL MEN BY THESE PRESENTS, That ROSS L. MC INTYRE and E. EVELYN
MC INTYRE, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THEODORE EMARD and
DOROTHY EMARD, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 13, Block 40, TRACT 1184, OREGON SHORES, UNIT 2, 1ST ADDITION, 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 and 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 \$4,053.69
 However, the actual consideration consists of or includes other property or value given or promised which is
 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 19th day of June, 1982;
 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)

STATE OF OREGON,

County of Klamath

June 19, 1982

Personally appeared the above named
ROSS L. MC INTYRE and E. EVELYN
MC INTYRE, husband and wife

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

Before me:
John A. Kalita
 (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires: 7-16-84

STATE OF OREGON, County of _____) ss.
 _____, 19____

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 be-
 half 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. & Mrs. Ross L. McIntyre
P.O. Box 31
Chiloquin, OR 97624
 GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Theodore Emard
P.O. Box 607
Chiloquin, OR 97624
 GRANTEE'S NAME AND ADDRESS

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 _____) ss.

I certify that the within instru-
 ment 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.

SPACE RESERVED
 FOR
 RECORDER'S USE

By _____ Recording Officer
 _____ Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Conditions and restrictions as contained in plat dedication, to wit:
"Building setbacks as pertain to the RD 10,000 Zone as now in effect,
(2) Drainage, public utilities, and TV easements as shown on the annexed
plat, (3) All streets to be maintained by the lot owners within their
subdivision, (4) Subject to easements and rights of way of record or
apparent, (5) Additional restrictions or conditions as provided for in
any recorded protective covenants or homeowner association documents."
2. Subject to rules, regulations, and assessments of Oregon Shores Recreational
Club, Inc.
3. Declaration of Restrictions and Conditions, including the terms and provisions
thereof, but omitting restrictions, if any, based on race, color, religion, or
national origin, imposed by instrument recorded in Volume M78, page 25925,
Microfilm Records of Klamath County, Oregon.
4. Easement along Northerly lot line as shown on dedicated plat.
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: July 10, 1979

Recorded: August 29, 1979

Volume: M79, page 20559, Microfilm Records of Klamath County, Oregon

Amount: \$5,310.00

Grantor: Ross L. McIntyre and E. Evelyn McIntyre, husband and wife

Trustee: Transamerica Title Insurance Company, a California Corporation

Beneficiary: Wells Fargo Realty Services, Inc., a California Corporation

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 22 day of June A.D. 19 82 at 1:36 o'clock p/M in

duly recorded in Vol. M 82 of Deeds on file 7937

Fee \$8.00

By

Joyce McIntyre
EVERYNN BIEBEN, County Clerk