

NTC 11720

WARRANTY DEED

Vol. 193 Page 936

19546

KNOW ALL MEN BY THESE PRESENTS, That
Trendwest Development Company

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Hans W. Schulz, 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 7, Block 1, HARBOR ISLES, TRACT #1209, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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
set forth on the reverse 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 \$27,700.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)
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 17 day of January, 1983;
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.

Trendwest Development Company

(If executed by a corporation,
affix corporate seal)

by: R. A. Kent

STATE OF OREGON,) ss.

County of)

, 19

Personally appeared the above named

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

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath) ss.
January 17, 1983

Personally appeared R. A. Kent 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:

Notary Public for Oregon

My commission expires: 7-13-85

(OFFICIAL
SEAL)

Trendwest Development Company

P.O. Box 1089

Klamath Falls OR 97601
GRANTOR'S NAME AND ADDRESS

Hans W. Schulz
2522 Yonna

Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantor

NAME, ADDRESS, ZIP

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

Per Grantor

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of)

I certify that the within instru-
ment was received for record on the
day of 19

at o'clock M., and recorded
in book reel volume No. on
page or document fee file
instrument microfilm No.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By

Deputy

SUBJECT TO:

937

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The lawful consequence of the fact that the East boundary is formed by Klamath Lake.
3. Sewer and water use charges, if any, due to the City of Klamath Falls.
4. Right of Way, including the terms and provisions thereof,
Dated: August 21, 1978
Recorded: September 27, 1978
Volume: M83, page 21-70, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company
(Said right of way further described in instrument recorded October 3, 1978 in Volume M80, page 19182, Microfilm Records of Klamath County, Oregon)
5. Covenants, conditions and restrictions, but excluding restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M81, page 18812, Microfilm Records of Klamath County, Oregon. (Affecting Lots 2 thru 15, Block 1, and Lots 1 through 5, inclusive of Block 2).

Reservations, restricted as to easements as contained in plat 4-1-1, et al., of said plat being subject to: (1) All applicable terms and provisions of the special ordinance of the City of Klamath Falls, No. 6067; (2) All easements as shown on the annexed plat; (3) Public access easement as shown on the annexed plat will be developed and maintained by the Homeowners Association for access to the shore line of Upper Klamath Lake from front streets; (4) An entrance park easement as shown on the annexed plat will be developed and maintained by the Homeowners Association; (5) The maintenance of the canal, including fresh water input will be the responsibility of the Homeowners Association and will be accessible to the public for use, and (6) All easements and reservations of record and additional restrictions as provided in the recorded protective covenants, (Lot 1, Block 1, M81 F 18803 thru F 18811 Instrument No. 5874) and Lots 2 thru 15 Block 1, Lots 1 thru 15, Block 2 M81 F 18812 thru 18822 Instrument No. 5875).

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

10:29

this 18 day of Jan 1983 at A.M.

duly recorded in Vol. M83, Deeds, 936

Fee \$8.00

By

Joyce M. Smith