

# MOUNTAIN TITLE COMPANY INC.

21441

MTC 11719-L

WARRANTY DEED

Vol. 1183 Page 4021

KNOW ALL MEN BY THESE PRESENTS, That TRENDWEST DEVELOPMENT COMPANY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARLIES H. NOVELLI, 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:

Lot 8, 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.

- continued on the reverse side of this deed -

## MOUNTAIN TITLE COMPANY INC.

(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 \$28,500.00. (The sentence between the symbols (1), 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 15th day of March, 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.

(If executed by a corporation, affix corporate seal)

TRENDWEST DEVELOPMENT COMPANY

STATE OF OREGON, )  
County of ) ss.  
19

STATE OF OREGON, County of Klamath ) ss.  
March 15, 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

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

Trendwest Development Company, 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:

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 7-13-85

TRENDWEST DEVELOPMENT COMPANY  
3303 Lakeport Blvd.  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Marlies H. Novelli  
12459 Lewis Street  
Garden Grove, CA 92640  
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, ) ss.  
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.

By Recording Officer Deputy



- continued from the reverse side of this deed -

SUBJECT TO:

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: M78, page 21478, Microfilm Records of Klamath County, Oregon  
 In favor of: Pacific Power & Light Company  
 (Said right of way further described in instrument recorded October 3, 1980, in Volume M80, page 19182, Microfilm Records of Klamath County, Oregon.)
5. Covenants, 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 in Volume M81, page 18812, Microfilm Records of Klamath County, Oregon. (Affects Lots 2 through 42, inclusive of Block 1 and Lots 1 through 5, inclusive of Block 2.)
6. Reservations, restrictions, and easements as contained in plat dedication, to wit: "said plat being subject to: (1) All applicable terms set forth in Exhibit B of the special ordinance of the City of Klamath Falls, No. 6267; (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 Street; (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 P 18803 thru P 18811 Instrument No. 5874) and Lots 2 thru 43, Block 1, Lots 1 thru 15, Block 2, M81 P 18812 thru 18822 Instrument No. 5875."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

this 16th day of March A.D. 1983 at 10:23 clock A.M., and

duly recorded in Vol. M83, of Deeds on Page 4021.

EVELYN BIEHN, County Clerk

By Bernetha A. Ketch

Fee \$8.00