

24781

MTC 12541 WARRANTY DEED

Vol. M83 Page 9621

KNOW ALL MEN BY THESE PRESENTS, That

Trendwest Development Company

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert A. Kent and Sally M. Kent, 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:

Lot 21, 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.

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 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 \$ 29,500.00

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.)

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 20th day of June, 19 83; 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. C. Wendt

STATE OF OREGON,)
County of) ss.
19

Personally appeared the above named

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

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.
June 20, 19 83

Personally appeared R. C. Wendt

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

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:
Linda Stelle
Notary Public for Oregon

My commission expires: 7-13-85

(OFFICIAL SEAL)

Trendwest Development Company
3303 Lakeport Blvd.
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS
Robert A. Kent and Sally M. Kent
2309 Linda Vista Drive
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per 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.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer

By

Deputy

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Rights of the public and the State of Oregon, in and to any portion of the herein described premises lying below the high water mark of Klamath Lake.
3. The lawful consequence of the fact that the East boundary is formed by Klamath Lake.
4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provision thereof, recorded in Volume M81, page 18812, Microfilm Records of Klamath County, Oregon and revised January 25, 1983 in Volume M83, page 1299, Microfilm Records of Klamath County, Oregon.
5. Reservations, restrictions and easements as contained in plat dedication.
6. Subject to a 10 foot slope restrictions for waterway along the Northerly and Easterly lot lines.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .
 this 20 day of June A. D. 19 83 at 4:02 o'clock P M., and
 duly recorded in Vol. M 83, of Deed on Page 9621

By *Evelyn Biehn* EVELYN BIEHN, County Clerk

8.00 fee