

27259

MTL 12582

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

California corporation
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 FRANK MAURY POZAR and TESSIE EILEEN POZAR, husband and wife
 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 33, Block 4, SUN FOREST ESTATES, TRACT 1060, 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

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 \$ 4,500.00

However, the above consideration consists of 600 shares of common stock of Edgewater Financial, Inc., a California
 corporation, which is the whole and entire consideration for the property or value given or promised which is
 part of the consideration (to be stated with) or

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 11th day of August, 1983;

(If executed by a corporation,
 affix corporate seal)

Edgewater Financial, Inc., a California
 corporation

STATE OF OREGON,

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 _____, 19____

Personally appeared _____

and
 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 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:

(OFFICIAL SEAL)

Edgewater Financial, Inc.
 1919 Grand Avenue, Suite 2F
 San Diego, CA 92109

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Frank Maury Pozar
 South 162 Spokane
 Spokane, WA 99202

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.

By _____ Recording Officer
 Deputy

MOUNTAIN TITLE COMPANY INC.

- continued from the reverse side of this deed -

SUBJECT TO:

1. Restrictions as contained in plat dedication, to wit:

"subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; a 16 foot public utility easement centered on the back lot lines to provide ingress and egress for construction and maintenance of said utilities, any planting or structures placed thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission Line, as shown on the annexed map is subject to all restrictions and rights as recorded in Deed Volume 250, page 282, Deed Records of Klamath County, Oregon; additional restrictions provided in any recorded protective covenants."

2. 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 September 19, 1972, in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.
3. Subject to the terms and provisions of Sun Forest Estates Property Owners Association.

3002 (6/82) - (Corporation) First American Title Insurance Company

STATE OF CALIFORNIA
COUNTY OF San Diego ss.
On August 11, 1983 before me, the undersigned, a Notary Public in and for
said State, personally appeared Rowland J. Mosser and

personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as

President and Secretary, on behalf of Edgewater Financial, Inc., a California corporation

the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.



Signature Jennifer Marie McCoy

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 22 day of August A.D. 1983
at 2:12 o'clock p M, and duly
recorded in Vol. M83 of DEEDS
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EVELYN BIEHN County Clerk

By Ann Peters Deputy

Fee 8.00