AIN THILLE COMPANY INC

33202

KNOW ALL MEN BY THESE PRESENTS, That TRENDWEST DEVELOPMENT COMPANY 1823 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MICHAEL DEETER 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 ofKlamath and State of Oregon, described as follows, to-wit:

WARRANTY DEED

Lots 9, 13 and 14, 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

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 \$ 89,150.00

DEFORMONEST X HOU WILL CONSIDER AND CONSISTENCE AND CONTRACT AND CONTR The whole of the consideration function which X & K Koosaaaaao Teansan With a Matter and a 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 30th day of January if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by , 19 84 ;

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

SEAL)

County of

5 ÷

10.

Trendwest Development Company in STATE OF OREGON, County of Klamath February 6 19 84 Personally appeared R. A. Kent

Trendwest Development Company

ersonally appeared the above named

ment			and	••	lea	lged	the oluni	foregoing instru-	
		n							

....., 19

Before me: (OFFICIAL

Notary Public for Oregon My commission expires:

TRENDWEST DEVELOPMENT COMPANY a a surger a surger a surger surger

GRANTOR'S NAME AND ADDRESS MICHAEL DEETER 6537 Greenwood Ave. North Seattle, Washington 981.03 GRANTEE'S NAME AND ADDRESS After recording return to: GRANTEE

and that the seal attixed to the foregoing instrument is the corporate sea of said corporation and that said instrument was signed and sealed in the hall of said corporation by authority of its board of directors, and each o then acknowledged said instrument to be its voluntary, act and deed. ę Notery Public for Oregon мh co umission expires: 7-13-85 STATE OF OREGON.



RECORDER'S USE

MOUNTAIN TITLE COMPANY INC

on page file/reel_number Record of Deeds of said county. Witness my band and seal of County affixed

By

NAME, ADDRESS, ZIP ange is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

Recording Officer

I certify that the within instru-

o'clock M., and recorded

MOUNTAIN HITE COMPANY IN

...who, being duly sworn,

each of

(OFFICIAL

SEAL)

, 19

Or

Deputy

one-lor-the-other, did say that the former is the

secretary of

and that the seal allized to the loregoing instrument is the corporation,

County of

day of

president and that the latter is the

5770

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 West boundary is formed by Klamath Lake.

3. 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)

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 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).

Revised Declaration of Protective Covenants & Restrictions recorded January 25, 1983 in Volume M83, page 1299, Microfilm Records of Klamath County, Oregon.

5. 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 accessable 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 18893 thru P 18811 Instrument No. 5874) and (Lots 2 thru 43 Block 1, Lots 1 thru 5, Block 2 M81 P 18812 thru 18822 Instrument No. 4875)."

6. This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

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

on this <u>3rd</u> day of Feb A.D. 19 St+
at12:58o'clock M, and duly
recorded in Vol. <u>M84</u> of <u>Deeris</u> Page 1.823
EVELYN BIEHN, County Clerk
By France Ding D. Deputy
For 8,00