

34997

MTC 13252-4

BARGAIN AND SALE DEED UNIT DEED  
HARBOR ISLES CONDOMINIUMS - PHASE I

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KNOW ALL MEN BY THESE PRESENTS, That TRENDWEST DEVELOPMENT COMPANY, an Oregon corporation, hereinafter called grantor, and KAREN L. EARLY, husband and wife, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Unit No. A-5 of HARBOR ISLES CONDOMINIUMS, PHASE I, TRACT 1238, and further described in that certain Declaration recorded in Volume M83, page 21250 of the Deed Records of Klamath County, Oregon, appertaining to that real property situated in Klamath Falls, Oregon, and more completely described in said Declaration, which Declaration is incorporated herein by reference and made a part hereof as if fully set forth herein, together with an undivided interest in said Declaration, and said Condominium Unit shall be used subject to the provisions, covenants, restrictions and limitations as set forth in said Declaration, including the plans and other exhibits which are a part thereof, and the Bylaws of Harbor Isles Condominium Owners' Association recorded simultaneously therewith.

\*\*\*SUBJECT TO those exceptions as they appear on the reverse of this Deed.\*\*\*

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 89,499.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 30th day of March, 1984; 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.

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.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of } ss.

The foregoing instrument was acknowledged before me this 19, 19, by

(SEAL)

Notary Public for Oregon

My commission expires:

(ORS 194.570)

STATE OF OREGON, County of Klamath } ss.

The foregoing instrument was acknowledged before me this 19, 19, by R. A. Kent

president, and by secretary of Trendwest Development

Company an Oregon corporation, on behalf of the corporation. Notary Public for Oregon

My commission expires: 2/17/88

TRENDWEST DEVELOPMENT COMPANY

GRANTOR'S NAME AND ADDRESS

WILLIAM B. EARLY & KAREN L. EARLY

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

c/o MTC

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page of as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

5094

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Subject to the obligations, rules and assessments of the Harbor Isles Condominium Owners Association.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
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. Declaration of Protective Covenants, Conditions & Restrictions for Lot 1, Block 1, HARBOR ISLES, Phase I, Tract 1209, recorded October 28, 1981 in Volume M81, page 18803, Microfilm Records of Klamath County, Oregon, and amended by instrument recorded December 13, 1983 in Volume M83, page 21250, Microfilm Records of Klamath County, Oregon.
6. Subject to a 20 foot public easement and a 30 foot Pacific Power and Light Company easement as shown on dedicated plat.  
(Affects Northerly portion of Lot).
7. Subject to an easement in favor of Pacific Power and Light Company for gaging station as shown on dedicated plat.  
(Affects Northerly portion of Lot).
8. Subject to a 10 foot public easement from Front Street to Klamath Lake as shown on dedicated plat.
9. Subject to a park easement as shown on dedicated plat. (Affects Southerly portion of Lot).
10. Rights of the public and of governmental bodies and the State of Oregon, in and to any portion of the herein described premises lying below the high water mark of Klamath Lake.
11. 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 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 18811 Instrument No. 5874) and (Lots 2 thru 42 Block 1, Lots 1 thru 5 Block 2 M81 P 18812 thru P 18822 Instrument No. 5875)."

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: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 30th day of March A.D., 1984 at 3:15 o'clock P. M. and duly recorded in Vol M84, of Deeds on page 5093

Fee: \$8.00

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy