

37154

WARRANTY DEED (INDIVIDUAL)

Vol. 1784 Page 8954

ROBERT P. ELLINGSON, JR, DEE M. McLEMORE, AND WILLIAM P. WAMPLER

LAZY RIVER PINES ASSOCIATES, a California Limited Partnership, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as: all that real property situated in the County

ALL OF TRACT NO. 1029 SPRAGUE RIVER PINES, AND
ALL OF TRACT NO. 1107 First Addition to Sprague River Pines,
in the County of Klamath, State of Oregon ALSO that tract of land
in the County of Klamath State of Oregon being in the NE $\frac{1}{4}$ of said
Section 28 as shown on the attached map marked "EXHIBIT A" indicated
as an ISLAND, containing approximately 18 acres.

SUBJECT TO:

- 1) Reservations, restrictions, including terms and provisions thereof recorded May 11, 1959 in Book 312 page 332 Deed Records, Klamath County.
 - 2) Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Sprague River and the ownership of the State of Oregon in that portion lying below the high water mark thereof
 - 3) Restrictions as shown on the recorded plat of Sprague River Pines.
 - 4) Restrictions as shown on the recorded plat of First Addition to Sprague River Pines
 - 5) Covenants, easements and restrictions, including terms and provisions thereof recorded September 22, 1977 in Book M 77 page 17743, amended 4/11/79 in Book M 79 page 7918, and amended 6/8/79 in Book M 79 page 13476
 - 6) Said property lies within and is subject to levies, assessments of the and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.
- sprague River Pines Special Road District
The true and actual consideration for this transfer is \$1,200,000.00.

Dated this 17th day of March, 1981

William P. Wampler

Robert P. Ellingson, Jr.

Dee M. McLemore

STATE OF OREGON, County of KLAMATH) ss.

March 17

William P. Wampler

personally appeared the above named and acknowledged the foregoing

instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: August 11, 1981

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.

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Robert P. Ellingson, Jr.
Dee M. McLemore and
William P. Wampler

TO

Lazy River Pines Associates

After Recording Return to:

Lazy River Pines Associates
2315 SAMSTOWN LN
OXFORD, CA 95020

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 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By Deputy

STATE OF OREGON,

County of Klamath

ss.

BE IT REMEMBERED, That on this 24th day of May, 1984, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Robert P. Ellingson, Jr.

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

W. Darlene P. Addington
Notary Public for Oregon
My Commission expires March 22 1985

GENERAL ACKNOWLEDGMENT
Form No. 0-16

STATE OF OREGON,

County of Klamath

ss.

BE IT REMEMBERED, That on this 17 day of March, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Don M. McLamora

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that his executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Donna M. McLamora
DONNA M. McLAMORA
Notary Public for Oregon
My Commission Expires My Commission expires

GENERAL ACKNOWLEDGMENT
Form No. 0-16

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 29th day of May A.D., 1984 at 4:02 o'clock P M, and duly recorded in Vol M84, of Deeds on page 8954.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK

by: Donna M. McLamora, Deputy