

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DONALD E. FLEMING and HELEN J. FLEMING, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated to the Grantors paid by THEODORE CHAPIN LITTLEJOHN, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the 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, State of Oregon, described as follows, to-wit:

Lot 23, Block 8, OREGON SHORES SUBDIVISION TRACT 1053, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER with the 1978 Bendix Cozy Mobile Home attached securely to the above described property.

Subject to the following:

1. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby.

2. Reservations as contained in plat dedication, to wit:

"A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; 16 foot utility easements, centered on lot lines or as shown on the annexed easements to provide ingress and egress of said utilities

with any easements thereon by the lot owners to be as shown on the plat to be maintained by the lot owners with the exception; Additional restrictions or conditions as provided for in any recorded protective covenants."

3. 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 August 13, 1973 in Volume M73, page 10698, Microfilm Records of Klamath County, Oregon.

4. Assessments, rules and regulations of Oregon Shores Recreational Club.

To Have and to Hold the above described and granted premises unto the said Grantee and Grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with 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 those assumed by Grantee above and those imposed by the Grantee and that Grantor will warrant and for ever 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 \$25,000.00. 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.

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.

/ / /

11579

In Witness Whereof, the Grantors have executed this instrument this 13th day of June, 1984.

Donald E. Fleming
DONALD E. FLEMING

Helen J. Fleming
HELEN J. FLEMING

STATE OF OREGON)
County of Klamath) ss.
June 13, 1984.

Personally appeared the above named Donald
Helen J. Fleming and acknowledged the foregoing
be their voluntary act and deed.

Before me:

Kristi L. Redd
NOTARY PUBLIC for Oregon
My Commission expires: 11/16/84

Grantor's name and address:

Donald e. Fleming
Helen J. Fleming

Grantee's name and address:

Theodore Chapin Littlejohn

Rt. #1 Box 1308
Chiloquin, OR 97624

After recording return to:

Theodore Chapin Littlejohn

Mail tax statements to:

Theodore Chapin Littlejohn
Rt. #1 Box 1308
Chiloquin, OR 97624

STATE OF OREGON)
County of Klamath) ss.

for
recorder's
use

I certify that the within instrument
was received for record on the 10th day of
July, 1984, at 11:23
o'clock A M., and recorded in
book/reel/volume No. M84 on page 11573 or
as document/fee/file/ instrument/microfilm
No. 38605 Record of Deeds of said county.

Evelyn Biehn, County Clerk
Name Title

By

Bertha A. Hetsch

Fee: \$3.00

MOUNTAIN TITLE COMPANY, INC. has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.