

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That THEODORE CHAPIN LITTLEJOHN, hereinafter called the Grantor for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ELAINE L. MOORE, hereinafter called the Grantee, and 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:

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 plat, said easements to provide ingress and egress for construction and maintenance of said utilities with any planting or structures placed thereon by the lot owners to be at his own risk; All streets to be maintained by the lot owners within this subdivision; 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 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 \$ -0-.

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.

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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.

11581

In Witness Whereof, the Grantor has executed this instrument this 13<sup>th</sup> day of June, 1984.

Theodore Chapin Littlejohn  
THEODORE CHAPIN LITTLEJOHN

STATE OF OREGON )  
 ) ss.  
County of Klamath )  
6/13, 1984.

Personally appeared the above named Theodore Chapin Littlejohn and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

James Stelle  
NOTARY PUBLIC for Oregon  
My Commission expires: 7/13/85

Grantor's name and address: Grantee's name and address:

Theodore Chapin Littlejohn

Elaine L. Moore  
3022 N. Josey Lane #142  
Carrollton, TX 75007

After recording return to:

Mail tax statements to:

Elaine L. Moore  
3022 N. Josey Lane  
#142  
Carrollton, TX 75007

Elaine L. Moore  
3022 N. Josey Lane #142  
Carrollton, TX 75007

STATE OF OREGON )  
 ) ss.  
County of Klamath )

for  
recorder's  
use

I certify that the within instrument was received for record on the 10<sup>th</sup> day of July, 1984, at 11:23 o'clock A.M., and recorded in book/reel/volume No. M84 on page 11580 or as document/fee/file/ instrument/microfilm No. 38606 Record of Deeds of said county.

Evelyn Biehn, County Clerk

Name Title

By Bernetha J. Leisch

Fee: \$8.00

"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."