

KNOW ALL MEN BY THESE PRESENTS, That TRENDWEST DEVELOPMENT COMPANY, an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GREGORY FRUMKIN and LINDA L. FRUMKIN, husband and wife, hereinafter called 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 of Klamath and State of Oregon, described as follows, to-wit:

Lot 17 in 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.

"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."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

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 stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

and that 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 \$ 27,500.00. However, the consideration consists of a lot of land, or other property, or value given or promised, which is the whole or part of the consideration, (indicate which) by 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 22nd day of February, 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.

TRENDWEST DEVELOPMENT COMPANY, an Oregon Corporation

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of _____, 19____

STATE OF OREGON, County of Klamath, ss.
Personally appeared C.A. Kent, who, being duly sworn, did say that the former is the president and that the latter is the secretary of

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in full of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Before me:
Notary Public for Oregon
My commission expires: 7/13/85

Trendwest Development Company
GRANTOR'S NAME AND ADDRESS
Gregory Frumkin and Linda L. Frumkin
P.O. Box 178408
San Diego, CA 92117
GRANTEE'S NAME AND ADDRESS

STATE OF OREGON, } ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

After recording return to:
SAME AS GRANTEE
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE
NAME, ADDRESS, ZIP

By _____ Recording Officer
Deputy

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. 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.
3. The lawful consequence of the fact that the West boundary is formed by Klamath Lake.
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, and revised in Volume M83, page 1299, Microfilm Records of Klamath County, Oregon, recorded January 25, 1983. (Affects Lots 2 through 42, inclusive of Block 1 and Lots 1 through 5, inclusive of Block 2).
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 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 P18803 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. 5875)."

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 24th day of July A.D., 1984 at 11:09 o'clock A M, and duly recorded in Vol M84, of Deeds on page 12470.

EVELYN BIEHN, COUNTY CLERK

Fee: \$ 8.00by: Pam Smith, Deputy