

40548

KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY Deed

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KEVIN J. MOORE and CINDY A. MOORE, 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 22, 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, EXCEPTING THEREFROM THE FOLLOWING:

Beginning at the Southeast corner of Lot 21, Block 1, HARBOR ISLES, TRACT 1209, Klamath County, Oregon; thence South 83° 28' 45" West along the Southerly line of Lot 21, Block 1, 65.1 feet; thence South 78° 10' 30" East 556.12 feet to the Easterly line of Lot 22, Block 1, thence North 83° 28' 45" West to the point of beginning.

MOUNTAIN TITLE COMPANY INC.

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 shown on the reverse of this deed and those of record or apparent upon the land, if any, as of the date of this deed,

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 \$ 28,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (includes which). (The amount between the symbols of \$ and \$ is not applicable, and no amount is to be entered.)

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 15th day of August, 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.

(If executed by a corporation, affix corporate seal)

Trendwest Development Company
By: R. A. Kent

STATE OF OREGON

County of Klamath

8-27, 1984

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of Klamath

Personally appeared R. A. Kent

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Trendwest Development Company a corporation, 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 behalf 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:

Notary Public for Oregon

My commission expires: 7/13/85

(OFFICIAL SEAL)

Trendwest Development Company

GRANTOR'S NAME AND ADDRESS

Kevin J. & Cindy A. Moore
3127 Front St.
Klamath Falls, OR 97601

After recording return to:

GRANTEE

GRANTEE'S NAME AND ADDRESS

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1984, 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.

By Recording Officer
Deputy

SUBJECT TO:

14839

1. Taxes for the fiscal year 1984-1985, a lien, not yet due and payable.
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 East boundary is formed by Klamath Lake.
4. Sewer and water use charges, if any, due to the City of Klamath Falls.
5. Covenants, conditions and restrictions, but omitting restriction, 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 January 25, 1983 in Volume M83, page 1299, Microfilm Records of Klamath County, Oregon. (Affects Lots 2 through 42, inclusive of Block 1 and Lots 1 through 5, inclusive of Block 2)
6. 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 P 18803 thru P 18881 instrument No. 5874) and (Lots 2 thru 43, Block 1, Lots 1 thru 5, Block 2, M81 P 18812 thru P 18822 instrument No. 5875)."
7. Subject to a 10 foot slope restriction for waterway along East lot line as shown on dedicated plat.

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 OF COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 27 day of August A.D. 19 84
 at 4:28 o'clock P M, and duly
 recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk

By [Signature] DeputyFee 8.00