

50070

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

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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 ROBERT B. HORSLEY and DOROTHY L. HORSLEY, ~~tenants in common~~ Not as 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 4, 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 \$ 29,700.00 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. In Witness Whereof, the grantor has executed this instrument this 12th day of June, 1985; 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.

By: R. A. Kent TRENDWEST DEVELOPMENT COMPANY, an Oregon corporation

STATE OF OREGON, County of ss. 19

STATE OF OREGON, County of Klamath 12th of June, 1985 ss. Personally appeared R. A. Kent

Personally appeared the above named and acknowledged the foregoing instrument to be voluntary act and deed; Before me, Notary Public for Oregon My commission expires:

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 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

Trendwest Development Company, an Oregon corporation P.O. Box 1089 Klamath Falls, OR 97601 GRANTOR'S NAME AND ADDRESS

Robert B. Horsley & Dorothy L. Horsley Star Rt. 2 McArthur, CA 96056 GRANTEE'S NAME AND ADDRESS

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

STATE OF OREGON, County of ss.

I certify that the within instrument was received for record on the day of 1985 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

- continued from the reverse side of this deed -

SUBJECT TO:

1. 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.
2. The lawful consequence of the fact that the West boundary is formed by Klamath Lake.
3. 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)
4. Reservations, restrictions, and easement 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 the fresh water input will be the responsibility of the Homeowners Association and will be accessible to the public for use, and (6) All easement and reservations of record and additional restrictions as provided in the recorded protective covenants (Lot 1, Block 1, M81 P 18803 thru P 18811 instrument No. 5874) and Lots 2 thru 43 Block 1 Lots 1 thru 5, Block 2 M81, P 18812 thru 18822 and Instrument No. 5875)."

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 19th day of June A.D. 1985  
at 4:07 o'clock P M, and duly  
recorded in Vol. M85 of Deeds  
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**EVELYN BIEHN, County Clerk**

By Ann Smith Deputy

Fee \$9.00