

60999

SPECIAL WARRANTY DEED

Vol. M86 Page 7647

KNOW ALL MEN BY THESE PRESENTS, That REAL ESTATE LOAN FUND, OREGON, LTD.

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GENE FREDERIKSEN and JOCELYN FREDERIKSEN, husband and wife hereinafter called grantee, and unto 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 18, Block 4, OREGONSHORES SUBDIVISION TRACT 1053, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

- Reservations as contained in plat dedication, to wit:
"A 25 foot building set-back line along the front of all lots and a 20 foot building set-back line along side street lines; 16 foot utility easements, centered on lot lines 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 or Homeowners Association documents.
- 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.
- The premises herein described are within and subject to the statutory powers, including the power of assessment, of Oregon Shores Recreation Club.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,950.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (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 29th day of April, 1986; 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: Michael B. Batlan
Michael B. Batlan, Receiver

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Marion

April 29, 1986

Personally appeared the above named

Michael B. Batlan as Receiver
for Real Estate Loan Fund Oreg., Ltd.

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires 6/26/87

STATE OF OREGON, County of

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Personally appeared

who, being duly sworn,
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

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:

(OFFICIAL
SEAL)

Real Estate Loan Fund, Oregon, Ltd.

742 Hawthorne NE

Salem, OR 97301

GRANTOR'S NAME AND ADDRESS

Gene Frederiksen & Jocelyn Frederiksen
c/o RSV Construction, P.O. Box 18
Crater Lake, OR 97694

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

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of

Klamath

I certify that the within instrument was received for record on the 2nd day of May, 1986,

at 2:59 o'clock P.M., and recorded in book/reel/volume No. M86 on page 7647 or as document/fee/file/instrument/microfilm No. 60999

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By: Pam Smith Deputy

Fee: \$10.00