

OK

61269

SPECIAL WARRANTY DEED

Vol. 118 Page 8110

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

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto FAIR TRADES, INC., an Oregon corporation 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 17 of Block 2, TRACT 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

\*\*SEE REVERSE\*\*

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 aid 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 \$1,600.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

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 2nd day of MAY, 1982; 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

REAL ESTATE LOAN FUND, OREG. LTD.  
By: Michael B. Batlan, Receiver

STATE OF OREGON, )  
County of ) ss.  
19  
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

STATE OF OREGON, County of )  
1982  
Personally appeared Michael B. Batlan  
who, being duly sworn,  
did say that the above is the  
Receiver for Real Estate  
Loan Fund, Oreg. Ltd.  
and that the foregoing instrument was signed and sealed by  
half 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: 6-26-87

Real Estate Loan Fund, Oreg., Ltd.

GRANTOR'S NAME AND ADDRESS  
Fair Trades, Inc.  
P. O. Box 13837  
Salem, OR 97309  
GRANTEE'S NAME AND ADDRESS  
GRANTEE  
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 ) ss.  
I certify that the within instrument was received for record on the  
day of 19  
at o'clock M., and recorded  
in book/reel/volume No. on  
page or as fee/file/instrument/microfilm/reception No.  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.  
NAME TITLE  
By Deputy

SPACE RESERVED FOR RECORDER'S USE

0118

epg

DEED RECORDS

0118

8111

SUBJECT TO:

1. Restrictions as contained in plat dedication, to wit:  
"Subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; a 16 foot public utility easement centered on the back lot lines to provide ingress and egress for construction and maintenance of said utilities, any planting or structures placed thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission line, as shown on the annexed map is subject to all restrictions and rights as recorded in Deed Volume 250, page 282, Deed Records of Klamath County, Oregon; additional restrictions provided in any recorded protective covenants."
2. Articles of Association, imposed by instrument, including the terms and provisions thereof, recorded September 19, 1972 in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.
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 September 19, 1972 in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.
4. Easement and release, including the terms and provisions thereof, granted to the United States of America, for electric power transmission line, recorded June 30, 1972 in Volume M72, page 7124, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 12th day  
of \_\_\_\_\_ May A.D., 19 86 at 11:04 o'clock \_\_\_\_\_ AM., and duly recorded in Vol. M86  
of \_\_\_\_\_ Deeds on Page 8110

FEE \$14.00

Evelyn Biehn, County Clerk

By

*[Signature]*