

OK

SPECIAL WARRANTY DEED

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61471

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

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BILLIE P. RANDALL, and DONNA L. RANDALL, 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:

PARCEL 1:  
Lot 8, Block 10, OREGON SHORES SUBDIVISION, TRACT 1053, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:  
Lot 19, Block 10, OREGON SHORES SUBDIVISION, TRACT 1053, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 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 \$ 3,445.00. 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 22nd 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.

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.

STATE OF OREGON,

County of \_\_\_\_\_, 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 \_\_\_\_\_

REAL ESTATE LOAN FUND OREG. LTD.

GRANTOR'S NAME AND ADDRESS

BILLIE P. RANDALL & DONNA L. RANDALL  
P. O. Box 2143  
Meeker, CO 81641

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

Real Estate Loan Fund Oreg. Ltd.

By: *[Signature]*

Michael B. Batlan, Receiver

STATE OF OREGON, County of *[Signature]* ss.- *[Signature]* 22, 1986Personally appeared *[Signature]* Michael B. Batlan, Receiver for \_\_\_\_\_

who, being duly sworn, did say that the foregoing instrument is the voluntary act and deed of the 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.

LOAN FUND OREG. LTD.

Before me: *[Signature]*  
Notary Public for Oregon  
My commission expires: 6-26-87

Notary Public for Oregon  
My commission expires: 6-26-87

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/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

8318

8439

## SUBJECT TO:

1. Reservations as contained in plat dedication, to wit:  
 "A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; 16 foot utility easements, centered on lot lines or 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."
2. A 10' easement along the Northerly lot line as shown on the dedicated plat. (Affects Parcel 1)
3. A 16' easement along the Easterly lot line as shown on the dedicated plat. (Affects Parcel 1)
4. A 10' Easement along the Southerly lot line as shown on the dedicated plat. (Affects Parcel 2)
5. A 16' easement along the Westerly lot line as shown on the dedicated plat. (Affects Parcel 2)
7. Declaration of Restrictions, including the terms and provisions thereof, recorded August 13, 1973 in Volume M73, page 10698, Microfilm Records of Klamath County, Oregon.
8. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Oregon Shores Recreation Club.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 16th day  
 of \_\_\_\_\_ May \_\_\_\_\_ A.D., 19 86 at 2:10 o'clock P. M., and duly recorded in Vol. M86  
 on Page 8438  
 By \_\_\_\_\_ Evelyn Biehn, County Clerk

FEE \$14.00