

SPECIAL WARRANTY DEED

Vol. 1875-P Page 9458

62038

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  
THOMAS S. HAMILTON and MARIA HAMILTON, 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 29, Block 11, OREGON SHORES SUBDIVISION, TRACT 1053, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

\*\*SEE REVERSE\*\*

"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."

(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 war-  
rant 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 \$ 2,700.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
the whole consideration (indicate which). (The balance between the symbols @, if applicable, should be deleted. See ORS 99-030.)  
part of the consideration this deed and where the context so requires, the singular includes the plural and all grammatical  
In construing this deed and where the provisions hereof apply equally to corporations and to individuals.

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 23<sup>rd</sup> day of May, 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.

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

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, ) ss.  
County of \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instru-  
ment 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

THOMAS S. HAMILTON & MARIA HAMILTON  
1029 Orchard St.  
Santa Paula, CA 93060

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

STATE OF OREGON, County of Marion, 1986  
MAY 23

Personally appeared Michael B. Batlan, who, being duly sworn,  
declared that he is the Receiver for

Real Estate Loan Fund, Oreg. Ltd., a corporation,  
and that said instrument was signed and sealed on be-  
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:

Notary Public for Oregon

My commission expires: 6-26-87

STATE OF OREGON, ) ss.  
County of \_\_\_\_\_

I certify that the within instru-  
ment was received for record on the  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book/reel/volume No. \_\_\_\_\_ on  
page \_\_\_\_\_ or as document/tee/tile/  
instrument/microfilm No. \_\_\_\_\_  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

By \_\_\_\_\_ Deputy

3428

Page 9459

83032

9459

1. 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 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 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 in this subdivision; Additional restrictions or conditions as provided for in any recorded protective covenants."
2. A 16 foot easement along the Northerly lot line as shown on dedicated plat.
3. Declaration of Restrictions, including the terms and provisions thereof, recorded August 13, 1973 in Volume M73, page 10698, Microfilm Records of Klamath County, Oregon.
4. 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 2nd day  
 of June A.D., 19 86 at 9:24 o'clock A M., and duly recorded in Vol. M86  
 of Deeds on Page 9458

FEE \$14.00

Evelyn Biehn, County Clerk  
 By Ann Smith

*[Faint, mostly illegible text and stamps, possibly a recording stamp or administrative notes.]*

*[Faint, mostly illegible text and stamps, possibly a recording stamp or administrative notes.]*

*[Faint, mostly illegible text and stamps, possibly a recording stamp or administrative notes.]*

*[Faint, mostly illegible text and stamps, possibly a recording stamp or administrative notes.]*