

63162

M-29907

**ispenn**  
TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

Vol. 1180 Page 11424

WILFRED K. IWASA and IRENE K. IWASA, husband and wife  
convey(s) to BILLIE P. RANDALL and DONNA L. RANDALL, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 4, Block 48, Tract No. 1184, OREGON SHORES UNIT #2, FIRST  
ADDITION, in the County of Klamath, State of Oregon.

"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."

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out in Exhibit "A" attached hereto

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 4,000.00 ~~sideation consists of other property or value given by grantor which is the whole or part of the consideration~~  
~~indicate which of the following is the correct symbol if not applicable~~ ~~SM ORS 93.030~~

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 13 day of June, 19 86.

Wilfred K. Iwasa  
Wilfred K. Iwasa

Irene K. Iwasa  
Irene K. Iwasa

HAWAII

STATE OF ~~OREGON~~ County of Honolulu ss.

On this 26 day of June, 19 86.

Personally appeared the above named WILFRED K. IWASA and IRENE K. IWASA, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for HawaiiMy Commission Expires: 12/15/87

Wilfred K. Iwasa

Irene K. Iwasa

GRANTOR'S NAME AND ADDRESS

Billie P. Randall

Donna L. Randall

GRANTEES NAME AND ADDRESS

After recording return to:

Billie P. and Donna L. Randall

P. O. Box 2143

Meeker, Colorado 81641

NAME, ADDRESS, ZIP

Until a change is requested all tax of monies shall be sent to the following address:

Billie P. &amp; Donna L. Randall

P. O. Box 2143

Meeker, Colorado 81641

NAME, ADDRESS, ZIP

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 document/fee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_

Deputy

## EXHIBIT "A"

Iwasa to Randall

11425

## SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract 1184, Oregon Shores - Unit #2, First Addition.
3. Covenants, easements, restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,  
Recorded : November 16, 1978 Book : M-78 Page: 25925  
Said Covenants, Conditions, and Restrictions set forth above contain among other things, levies and assessments of Oregon Shores Recreational Club, Inc.
4. The interest of Oregon Shores Recreational Club inc., in and to a certain water system as disclosed by Quitclaim Deed dated June 28, 1979, recorded July 6, 1979 in Book M-79 at page 15973, Microfilm Records, from Wells Fargo Realty Services, Inc.
5. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any,  
Grantor : Wilfred K. Iwasa and Irene K. Iwasa, husband and wife  
Trustee : Transamerica Title Insurance Company, A California Corporation  
Beneficiary : Wells Fargo Realty Services, Inc., A California Corporation, Trustee  
Dated : February 16, 1979  
Recorded : April 24, 1979  
Book : M-79  
Page : 9225

Amount: \$5,850.00

WHICH SAID TRUST DEED, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of  
of June

A.D., 19 86

at 4:04

o'clock

P

M.,

and duly recorded in Vol.

M86

on Page

11424

the

30th

day

of

June

FEE

\$14.00

By Evelyn Biehn,

County Clerk