

63212

## SPECIAL WARRANTY DEED

Vol. M 86 Page 11503

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

hereinafter called grantor,  
and ALICE M. BOWDEN, 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 10, Block 1, 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 grantees 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 \$ 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) (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 \_\_\_\_\_ day of June, 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

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
SCRIBED 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 \_\_\_\_\_ ss.

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

STATE OF OREGON, County of Marion ss.

June 19, 1986 Personally appeared Michael B. Batlan xxx

who, being duly sworn,

each for himself and one for the other, did say that \_\_\_\_\_ is the

Receiver for

Real Estate Loan Fund, Oreg. Ltd., a corporation,

and that the above named \_\_\_\_\_ is duly authorized by the board of directors of said corporation and that said instrument was signed and sealed by  
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

(OFFICIAL  
SEAL)(If executed by a corporation,  
affix corporate seal)

Real Estate Loan Fund, Oreg. Ltd.

GRANTOR'S NAME AND ADDRESS

Donald T. Bowden & Alice M. Bowden  
P. O. Box 553  
LaPine, OR 97739

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 \_\_\_\_\_ ss.

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 fee/file/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME

TITLE

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

11503

11503 A

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 line; 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 plantings 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of  
of July

A.D., 19 86 at 1:46 o'clock P M., and duly recorded in Vol. M86  
Deeds on Page 11503.

FEE \$14.00

Evelyn Biehn, County Clerk  
By *Ann Smith*