

63387

WARRANTY DEED

100000 R MTC

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11818

KNOW ALL MEN BY THESE PRESENTS, That BILL R. KELLEY

hereinafter called the grantor, for the consideration hereinafter stated; to grantor paid by KLAMATH RECREATIONAL ASSOCIATION, an Oregon non-profit corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 10, Block 18, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

## MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,500.00. (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.

BILL R. KELLEY

(If executed by a corporation, affix the corporate seal)

STATE OF TEXAS

County of Dallas, June 18, 1986

Personally appeared the above named BILL R. KELLEY

and acknowledged the foregoing instrument to be HIS voluntary act and deed.

Before me:

Ernest H. Over

Notary Public for Texas

My commission expires 6-1-87

STATE OF OREGON, County of ss.

Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Bill R. Kelley  
7049 Overlook  
Dallas, TX 75227

GRANTOR'S NAME AND ADDRESS

Klamath Recreational Association  
P.O. Box 56  
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

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 on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

81811

- continued from the reverse side of this deed -

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## SUBJECT TO:

1. Recital as contained in plat dedication, to wit:  
"Said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record."
2. Covenants, conditions, and restrictions as contained in a Declaration recorded July 12, 1963, in Volume 346, page 473, Deed Records of Klamath County, Oregon.
3. Assessments of Klamath Recreational Association as set forth in the Declaration referred to in instrument recorded July 12, 1963, in Volume 346, page 473, Deed Records of Klamath County, Oregon.
4. Liens and assessments of the Klamath Falls Forest Estates Road Maintenance Association, if any.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
of July A.D., 19 86 at 4:37 o'clock P. M., and duly recorded in Vol. M86  
of Deeds on Page 11818

FEE \$14.00

Evelyn Biehn  
By Bernetha A. Letcher County Clerk

