

63427

WARRANTY DEED

Vol. 1480

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KNOW ALL MEN BY THESE PRESENTS, That

RUTH A. KOEHLER who took title as

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYMOND E. WALKER and CHRISTINE C. WALKER, husband and wife, 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 11 of Block 46 in Tract 1184, OREGON SHORES, Unit 2, First Addition, 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 \$ 8,000.00

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 7th day of July, 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.

Ruth A. Koehler
RUTH A. KOEHLER

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON

County of Klamath

July 7, 1986

Personally appeared the above named

RUTH A. KOEHLER

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

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires: 11/12/87

STATE OF OREGON, County of

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Personally appeared

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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

Ruth A. Koehler

P.O. Box 332

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Raymond E. Walker & Christine C. Walker
702 California Street
Santa Cruz, CA 95060

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,

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.

By

Recording Officer

Deputy

SUBJECT TO:

1. Conditions and restrictions as contained in plat dedication, to wit:
"Said plat subject to: (1) Building setbacks as pertain to the rd 10,000 zone as now in effect, (2) Drainage, public utilities and tv easements as shown on the annexed plat, (3) All streets to be maintained by the lot owners within this subdivision, (4) Subject to easements and rights-of-way of record or apparent, (5) Additional restrictions or conditions as provided for in any recorded protective covenants or homeowner association documents in witness whereof the above named corporations, pursuant to a resolution of their Board of Directors, duly and legally adopted, have caused these presents to be signed.
2. Declaration of Restrictions and conditions, including the terms and provisions thereof, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument recorded in Volume M78, page 25925, Microfilm Records of Klamath County, Oregon.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Oregon Shores Recreation Club.
4. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: March 20, 1979
Recorded: May 10, 1979
Volume: M79, page 10654, Microfilm Records of Klamath County, Oregon
Amount: No amount given
Grantor: Ruth A. Dehlinger, an unmarried woman
Trustee: Transamerica Title Insurance Company, a California corporation
Beneficiary: Wells Fargo Realty Services, Inc., a California corporation

The Grantees named on the reverse side of this deed do not agree to assume nor pay the above described Trust Deed and the Grantors herein agree to hold the Grantees harmless therefrom.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 7th day of July A.D., 19 86
at 3:36 o'clock P M. and duly recorded
in Vol. M86 of Deeds Page 11890
Evelyn Biehn, County Clerk
By [Signature] Deputy.
Fee, \$14.00