

OK

64118

SPECIAL WARRANTY DEED

Vol. M80 Page 13193

KNOW ALL MEN BY THESE PRESENTS, That REAL ESTATE LOAN FUND, OREG. LTD., who acquired title as Real Estate Loan Fund, Oregon, Ltd., hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ROGER DENHAM and FLORENCE DENHAM, 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 7, Block 7, 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

(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 warrant 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 \$ 2,950.00

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 16th 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.

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.

STATE OF OREGON,

County of Marion

July 16, 1986

Personally appeared the above named
Michael B. Batlan, Receiver for
Real Estate Loan Fund, Oreg. Ltd.

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

OFFICIAL
SEAL

Before me

Notary Public for Oregon

My commission expires 6/26/87

STATE OF OREGON, County of _____ ss.

_____, 19____

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:

(If executed by a corporation,
affix corporate seal)

Real Estate Loan Fund, Oreg. Ltd.

P.O. Box 3729

Salem, Oregon 97302

GRANTOR'S NAME AND ADDRESS

Roger Denham & Florence Denham

10816 S. 6th Ave.

Honford, CA 93230

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,

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 fee/file/instrument/microfilm/reception No. _____,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

13194

SPECIAL WARRANTY DEED

84448

SUBJECT TO:

13194

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Oregon Shores Recreational Club.
2. 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 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 within this subdivision; Additional restrictions or covenants as provided for in any recorded protective covenants or Homeowners Association documents."
3. 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 August 13, 1973 in Volume M73, page 10698, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of July A.D., 19 86 at 2:51 o'clock P M., and duly recorded in Vol. M86
of Deeds on Page 13193

FEE \$14.00

Evelyn Biehn,
By _____ County Clerk

STATE OF OREGON

County of Klamath

I, _____

do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of the County of Klamath, Oregon.

Witness my hand and seal of office this _____ day of _____, 1986.

County Clerk

Notary Public for Oregon

My commission expires _____

Notary Public for Oregon

My commission expires _____