

CLAMM 160

WARRANTY DEED

Vol. M86 Page 13818

ROSS, ZIE and DEBORAH ANN ZIE, husband and wife, Grantors, convey and warrant to ROY L. WIGLESWORTH and LINDA ANN WIGLESWORTH, husband and wife, Grantees, the following described real property, free of encumbrances, except as specifically set forth herein:

Lot 1, Block 49, 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.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO conditions and restrictions as contained in plat dedication, to wit:

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 their 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.

ALSO SUBJECT TO rules, regulations, and assessments of Oregon Shores Recreational Club, Inc.

ALSO SUBJECT TO 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, including the terms and provisions thereof, recorded in Volume M78, page 25925, Microfilm Records of Klamath County, Oregon.

ALSO SUBJECT TO any encroachments, unrecorded easements, violations of covenants, conditions and restrictions, and any other matters which would be disclosed by a correct survey.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

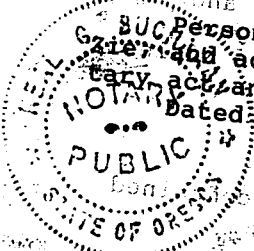
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The true and actual consideration for this conveyance is \$70,000.00

DATE this 24th day of August 1986

Ross Zie and Deborah Ann Zie
STATE OF OREGON
County of Klamath



Personally appeared the above-named Ross Zie and Deborah Ann Zie, who acknowledged the foregoing instrument to be their voluntary act and deed, dated before me this 24th day of August 1986.

Notary Public for Oregon
My Commission Expires: 12-20-89

Grantor's Name and Address:
Ross Zie and Deborah Ann Zie
P.O. Box 1822
Klamath Falls, OR 97601

Grantee's Name and Address:
Roy L. Wigelsworth
Linda M. Wigelsworth
HC 30 Box 886
Chiloquin, OR 97624

After Recording, Return To:
Grantee
Until a Change is Requested
Tax Statements Should be
Sent To:
Grantee

STATE OF OREGON
County of Klamath

I certify that the within instrument was received for record on the 6th day of August 1986, at 8:43 o'clock A.M., and recorded in Book 186, Page 13818, or as File/Reel number 64460.

WITNESS my hand and seal of County affixed of this day.

Evelyn Biehn, County Clerk
Recording Officer

BY: Sam Smith, Deputy
Fee: \$14.00