

64504

MT-11046-P

Vol. 186 Page 13911

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 KATHLEEN M. PAYNE, 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 16, Block 15, OREGON SHORES SUBDIVISION TRACT 1053, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

\*\*\*CONTINUED ON REVERSE\*\*\*

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AUG 6

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) (If space insufficient, continue description on reverse side)

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 31<sup>st</sup> 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 } ss.  
July 31, 1986, 19.....

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.

Notary Public for Oregon  
My commission expires 6/26/87

Real Estate Loan Fund, Oreg. Ltd.

GRANTOR'S NAME AND ADDRESS  
WILLIAM H. PAYNE & KATHLEEN M. PAYNE  
2546 E. Tulare Ave.  
Visalia, CA 93277

GRANTEE'S NAME AND ADDRESS

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 \_\_\_\_\_, 19.....

Personally appeared \_\_\_\_\_, 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, of said corporation and that said instrument is the corporate seal of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

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/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

SUBJECT TO: 1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Oregon Shores Recreational Club.

3. 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 conditions as provided for in any recorded protective covenants or Homeowners Association documents."

4. 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.

5. A 16' easement along the Westerly lot line as shown on the dedicated plat.

STATE OF OREGON: COUNTY OF KLAMATH: ss.  
Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
of August A.D., 19 86 at 4:37 o'clock P M., and duly recorded in Vol. M86  
of Deeds on Page 13911  
FEE \$14.00  
Evelyn Biehn, County Clerk  
By [Signature]

STATE OF OREGON

County of \_\_\_\_\_

I, \_\_\_\_\_, County Clerk, 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 \_\_\_\_\_, State of Oregon.

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

[Signature]

County Clerk

NOTARIAL PUBLIC

[Signature]

Notary Public