

OK 65265

MTG-10834-P

SPECIAL WARRANTY DEED Vol. MS6 Page 15401

KNOW ALL MEN BY THESE PRESENTS, That REAL ESTATE LOAN FUND, OREG. LTD.

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto George Rowland & Carol Rowland, husband and wife; and Glafira Cornejo & Peter Cornejo, 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 26, Block 12, 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

(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 part of the consideration (instate 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 13th day of August, 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.

By: Michael B. Batlan, Receiver
REAL ESTATE LOAN FUND, OREG. LTD.

STATE OF OREGON,
County of Marion } ss.
August 13, 1986

Personally appeared the above named
Michael B. Batlan, as 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

GEORGE & CAROL ROWLAND
GLAFIRA & PETER CORNEJO
HC 30, Box 128-B, Chiloquin, OR 97624

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, County of } ss.
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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 _____

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of } ss.

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

101-32

7-1820-1000

215402

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 owner 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 State Tax Warrant for the amount therein stated, plus interest and statutory charges:
 Warrant No.: DI 83 075944
 Dated: January 28, 1986
 Volume: M86, page 1733, Microfilm Records of Klamath County, Oregon
 Debtor: George G. Rowland & Carol L. Rowland
6. A State Tax Warrant for the amount therein stated, plus interest and statutory charges:
 Warrant No.: DI 83 075943
 Dated: January 28, 1986
 Volume: M86, page 1734, Microfilm Records of Klamath County, Oregon
 Debtor: George G. Rowland & Carol L. Rowland

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of August A.D., 19 86 at 4:17 o'clock P.M., and duly recorded in Vol. M86
 of Deeds on Page 15401

FEE \$14.00

Evalyn Biehn, County Clerk
 By Sam Smith