

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

HELEN IRENE OWENS also known as HELEN I. OWENS
convey(s) to HERBERT LEO PRICE, JR., hereinafter called grantor,
County of Klamath, State of Oregon, described as:
Lots 16 and 17, Block 6, LATAKOMIE SHORES, in the County of Klamath,
State of Oregon.

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out in Exhibit "A" attached hereto

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 45,000.00.
~~Signature of Helen Irene Owens is not a part of the consideration.~~
~~Indicate whether the consideration is cash or property, or a combination of cash and property. If cash, state the amount. If property, state the description of the property.~~
In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 21 day of August, 19 86.

Helen Irene Owens
HELEN IRENE OWENS, also known as
HELEN I. OWENS

STATE OF OREGON, County of Klamath ss.
On this 3rd day of September, 19 86.

Personally appeared the above named HELEN IRENE OWENS, also known as
HELEN I. OWENS
instrument to be HER voluntary act and deed, and acknowledged the foregoing

Before me: Barlene D. Adkins
Notary Public for OREGON
My Commission Expires: 3-22-89

Helen Irene Owens

GRANTOR'S NAME AND ADDRESS

Herbert Leo Price, Jr.

GRATTEE'S NAME AND ADDRESS

After recording, return to:

Herbert Leo Price, Jr.

623 W. Mission St.

Seaside, Oregon 97138

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Herbert Leo Price, Jr.

623 W. Mission St.

Seaside, Oregon 97138

NAME, ADDRESS, ZIP

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/roll/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ TITLE _____ Deputy

EXHIBIT "A"

SUBJECT TO:

1. Taxes for the year 1986-1987 are now a lien but not yet payable.
2. Conditions, restrictions as shown on the recorded plat of Latakomie Shores.
3. An easement, including the terms and provisions thereof:

Dated	: August 1, 1939
Recorded	: September 27, 1939
Book	: 124
Page	: 516
In Favor of	: The California Oregon Power Company
For	: Right of way, 50 feet in width
4. Covenants, easements, and restrictions, but omitting restrictions if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof:

Recorded	: September 11, 1967
Book	: M-67
Page	: 7040
Amended in Book	: M-68
Page	: 3136
Amended in Book	: M-68
Page	: 8257
5. Articles of Incorporation of Latakomie Shores Beach Club, Inc., including the terms and provisions thereof, recorded April 15, 1968 in Book M-68 at page 2934, provided that each lot owner is entitled to certain privileges and benefits of said corporation.
6. Rules, regulations, including levies, liens and assessments, if any, of Latakomie Shores Beach Club, Inc.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of _____ September _____ A.D. 1986 at 2:19 o'clock P M., and duly recorded in Vol. M86 day
 of _____ Days _____ on Page 15871

FEE \$14.00

Evelyn Richn
 By Bernetha J. DeLoch County Clerk