

SPECIAL WARRANTY DEED

Vol. MSQ Page 16324OK
66144

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 RAYMOND E. WALKER and CHRISTINE C. WALKER, 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:

SEE LEGAL DESCRIPTION AS IT APPEARS
ON THE REVERSE OF THIS DEED.

(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 \$ 9,800.00.
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 12 day of September, 19 86; 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.

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

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 WAGON
SEPTEMBER 12, 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.

NOTARIAL SEAL
Before me:
[Signature]
Notary Public for Oregon
My commission expires 6-26-87

STATE OF OREGON, County of _____, ss.

Personally appeared _____, 19____, 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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

REAL ESTATE LOAN FUND, OREG. LTD.

GRANTOR'S NAME AND ADDRESS

Raymond E. Walker & Christine C. Walker
702 California St.
Santa Cruz, CA 95060

GRANTOR'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,

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

SEP 19 AM 11 03

15001
16925
PARCEL 1:
Lot 2, Block 6, OREGON SHORES SUBDIVISION, TRACT 1053, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:
Lot 26, Block 10, OREGON SHORES SUBDIVISION, TRACT 1053, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3:
Lot 8, 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.

PARCEL 4:
Lot 32, Block 16, OREGON SHORES SUBDIVISION, TRACT 1053, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 5:
Lot 18, Block 14, OREGON SHORES SUBDIVISION, TRACT 1053, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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. An 8 foot easement along the Easterly lot line, as shown on the dedicated plat.
(Affects Parcel 1)

5. An 8 foot easement along the Westerly lot line as shown on the dedicated plat.
(Affects Parcel 2)

6. An 8 foot easement along the Southerly lot line as shown on the dedicated plat.
(Affects Parcel 3)

7. A 16 foot easement along the Southerly lot line as shown on the dedicated plat.
(Affects Parcel 4)

8. An 8 foot easement along the Northerly lot line as shown on the dedicated plat.
(Affects Parcel 5)

9. 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 19th day
of September A.D. 19 86 at 11:03 o'clock A.M., and duly recorded in Vol. M86,
of Deeds on Page 16924.
By Evelyn Biehn, County Clerk

FEE \$14.00