

OK

ASPEN M-30200

66176

WARRANTY DEED

Vol. 158

Page 16980

KNOW ALL MEN BY THESE PRESENTS, That SPRING CREEK HOME AND LAND, INC.,  
An Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
COVENTRY HOLDING COMPANY

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1, Block 4, SADDLE MOUNTAIN ESTATES, TRACT NO. 1055,  
in the County of Klamath, State of Oregon.

(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 said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances those set out in Exhibit "A" attached hereto

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$12,500.00

~~THE WHOLE OF THE SADDLE MOUNTAIN ESTATES, TRACT NO. 1055, IN THE COUNTY OF KLAMATH, STATE OF OREGON, TO-WIT: LOT 1, BLOCK 4, SADDLE MOUNTAIN ESTATES, TRACT NO. 1055, IN THE COUNTY OF KLAMATH, STATE OF OREGON.~~

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 5TH day of September, 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.

SPRING CREEK HOME AND LAND, INC.

BY Richard R. Kopczak PRES.

STATE OF OREGON,

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

ss.

STATE OF OREGON, County of Klamath September 16, 1986

Personally appeared Richard R. Kopczak

who, being duly sworn,

Personally appeared the above named \_\_\_\_\_

is the president of the above named 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.

Spring Creek Home and Land, Inc., 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.

Before me:

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires: 3-22-89

(If executed by a corporation, affix corporate seal)

Spring Creek Home and Land, Inc.

P. O. Box 361

Chiloquin, Oregon 97624

GRANTOR'S NAME AND ADDRESS

Coventry Holding Company

PMB 11 Grand Turk

Turks and Caicos Island

B.W.I.

GRANTEE'S NAME AND ADDRESS

After recording return to:

Coventry Holding Co.  
1647 Willow Pass Road Suite #279  
Concord, CA 94520

NAME, ADDRESS, ZIP

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

Coventry Holding Co.  
1647 Willow Pass Rd - Suite #279  
Concord, CA 94520

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

## EXHIBIT "A"

16981

## SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded November 24, 1958 in Volume 306 at page 596 and page 712, recorded March 9, 1959 in Book 310 at page 369; recorded May 13, 1959 in Book 312 at page 378; recorded March 9, 1959 in Book 310 at page 371, all in Deed Records of Klamath County, Oregon.
3. An easement, including the terms and provisions thereof:
  - Recorded : March 21, 1960
  - Book : 319
  - Page : 561
  - In Favor of : Pacific Gas Transmission Company, A California Corporation
  - For : Pipeline over the SW $\frac{1}{4}$ , Sec. 13 and the NE $\frac{1}{4}$  Sec. 24, Twp 35 S., R 9 EWM
4. Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded in Book 306 at page 712, Deed Records. (SW $\frac{1}{4}$  Sec. 13, Twp 35 S., R 9 EWM)
5. An easement, including the terms and provisions thereof:
  - Recorded : November 25, 1958
  - Book : 306
  - Page : 712
  - In favor of : Klamath County
  - For : Braymill-Springue River Road (SW $\frac{1}{4}$  Sec. 13, Twp 35 S., R 9 EWM)
6. 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 : March 15, 1977
  - Book : M-77
  - Page : 4361
7. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Saddle Mountain Estates.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
 of September \_\_\_\_\_ A.D., 19 86 at 3:26 o'clock P M., and duly recorded in Vol. M86  
 of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 16980

FEE \$14.00

Evelyn Biehn, County Clerk  
 By \_\_\_\_\_