

66405

MOUNTAIN TITLE COMPANY

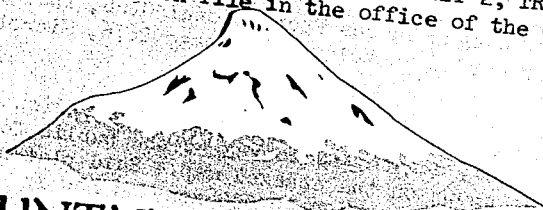
KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY DEED
MC-17087-P

Vol. M80 Page 17444

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE/DUNIVAN and
JO-ANN DUNIVAN, husband and wife
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 29 in Block 21, OREGON SHORES SUBDIVISION - UNIT 2, TRACT 1113, according
to the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.



MOUNTAIN TITLE COMPANY

"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."

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 EXCEPT as
shown on the reverse of this deed and those of record and apparent upon the and that
land, if any, as of the date of this deed,
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 \$ 81,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the consideration (indicate which) (The sentence between the symbols @ if not applicable, should be deleted. See ORS 33.030.)

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 24 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

(If executed by a corporation,
affix corporate seal)

Gary Stelle, by Linda Stelle
fact for Gary Stelle
Linda Stelle

STATE OF OREGON,
County of Klamath
9-24, 19 86

STATE OF OREGON, County of
19, ss.

Personally appeared the above named
Linda Stelle, individually and
as Attorney in fact for Gary
Stelle, acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Personally appeared
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 be-
half 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:

Notary Public for Oregon
My commission expires: 8/16/88
GARY & LINDA STELLE

Notary Public for Oregon
My commission expires: (OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS
DALE & JO-ANN DUNIVAN
HC 30 Box 9 n
Chiloquin OR 97624
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
I certify that the within instru-
ment was received for record on the
day of 19
at o'clock M., and recorded
in book on page or as
file/reel number
Record of Deeds of said county.
Witness my hand and seal of
County affixed.
By Recording Officer
Deputy

SUBJECT TO:

17445

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. Reservations and restrictions as recorded in Volume M77, page 22105, Microfilm Records of Klamath County, Oregon, and amended by Volume M78, page 2676, Microfilm Records of Klamath County, Oregon.
3. Assessments of Oregon Shores Recreational Club, Inc. as disclosed by reservations and restrictions recorded in Volume M78, page 2676, Microfilm Records of Klamath County, Oregon.
4. Restrictions and reservations as shown on the dedicated plat.
"Hereby dedicated, donate and convey to the public for public use forever, all streets as shown on the annexed map. Said plat subject to (1) Building setbacks as pertain to the RD-10,000 zone as now in effect. (2) Drainage, public utilities and TV easements as shown on the annexed plat. (3) All streets to be maintained by the lot owners within this subdivision, (4) Additional restrictions or conditions as provided in recorded protective covenants or homeowners association documents."
5. Restrictions as contained in Deed dated July 17, 1978 and recorded July 24, 1978 in Volume M78, page 15973, Microfilm Records of Klamath County, Oregon, to wit:
"Grantee must begin construction of a home which complies with the 1st Amended Declaration of Restrictions of Tract 1113 within one year of the recording date of the Bargain and Sale Deed or the property reverts back to the grantors."

6. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: December 1, 1978

Recorded: December 6, 1978

Volume: M78, page 27463, Microfilm Records of Klamath County, Oregon

Amount: \$45,000.00

Grantor: Gary Stelle and Linda Stelle, husband and wife

Beneficiary: Klamath First Federal Savings and Loan Association

Trustee: William Sisemore

The Grantees appearing on the reverse of this deed agree to assume said Trust Deed and to pay said Trust Deed in full, and further agree to hold sellers harmless therefrom.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this 25th day of Sept. A.D. 19 86
at 3:35 o'clock P.M. and duly recorded
in Vol. M86 of Deeds Page 17444
Evelyn Biehn, County Clerk
By [Signature]
Fec. \$14.00 Deputy.