

67644

SPECIAL WARRANTY DEED

Vol. 1782 Page 19685



KNOW ALL MEN BY THESE PRESENTS, That REAL ESTATE LOAN FUND, OREG. LTD. (who acquired title as Real Estate Loan Fund, Ltd.)

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto FAIR TRADES INCORPORATED, an Oregon corporation 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 \$4,333.00.

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 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 22 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.

REAL ESTATE LOAN FUND, OREG. LTD.

By: *Michael B. Batlan*
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 Klamath

AUGUST 22

1986

Personally appeared the above named

Michael B. Batlan, Receiver for Real Estate Loan Fund, Oreg. Ltd.

and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me

Notary Public for Oregon

My Commission expires 6-26-87

STATE OF OREGON, County of

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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

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)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

REAL ESTATE LOAN FUND, OREG. LTD.

GRANTOR'S NAME AND ADDRESS

FAIR TRADES INCORPORATED
P. O. Box 13837
Salem, OR 97309

GRANTEE'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

I certify that the within instrument was received for record on the day of 1986, at o'clock P.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

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PARCEL 1
Lot 78, Block 1, SUN FOREST ESTATES, Tract 1060, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2
Lot 5, Block 10, SUN FOREST ESTATES, Tract 1060, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3
Lot 7, Block 10, SUN FOREST ESTATES, Tract 1060, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 4
Lot 12, Block 11, SUN FOREST ESTATES, Tract 1060, 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 1986-87, a lien, not yet due and payable.

2. Taxes for the fiscal year 1985-86 delinquent. (Buyer herein agrees to assume)

Amount: \$69.48, plus interest Account No.: 2310-36B0-6000

Amount: \$69.48, plus interest Account No.: 2310-36C0-6100

Amount: \$69.48, plus interest Account No.: 2310-36D0-1900

Amount: \$69.48, plus interest Account No.: 2310-36D0-9200

3. Taxes for the fiscal year 1984-85, delinquent. (Buyer herein agrees to assume)

Amount: \$60.43, plus interest Account No.: 2310-36B0-6000

Amount: \$60.43, plus interest Account No.: 2310-36C0-6100

Amount: \$60.43, plus interest Account No.: 2310-36D0-1900

Amount: \$60.43, plus interest Account No.: 2310-36D0-9200

4. Taxes for the fiscal year 1983-84, delinquent. (Buyer herein agrees to assume)

Amount: \$53.27, plus interest Account No.: 2310-36B0-6000

Amount: \$53.27, plus interest Account No.: 2310-36C0-6100

Amount: \$53.27, plus interest Account No.: 2310-36D0-1900

Amount: \$53.27, plus interest Account No.: 2310-36D0-9200

5. An easement created by instrument, including the terms and provisions thereof,
Recorded: October 9, 1951

Volume: 250, page 282, Deed Records of Klamath County, Oregon

In favor of: United States of America

For: Transmission line

Affects: Blanket easement

6. Restrictions as contained in plat dedication, to wit:

"Subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; a 16 foot utility easement centered on the back lot lines to provide ingress and egress for construction and maintenance of said utilities, any planting or structures placed thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission line, as shown on the annexed map is subject to all restrictions and rights as recorded in Deed Volume 250, page 282, Deed Records of Klamath County, Oregon; additional restrictions provided in any recorded protective covenants."

7. Mineral Rights, including the terms and provisions thereof, as reserved in Deed from Delbert Hale and Margaret B. Hale, husband and wife, and E. Carlyle Smith and Phyllis M. Smith, husband and wife, to Harold G. Phillips and Martha C. Phillips, husband and wife, recorded October 23, 1966 in Volume M66, page 11271, Microfilm Records of Klamath County, Oregon.

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(CONTINUED)

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8. Articles of Association, imposed by instrument, including the terms and provisions thereof, recorded September 19, 1972 in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.

9. Covenants, 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 September 19, 1972 in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ October _____ A.D., 19 96 at 10:27 o'clock A M., and duly recorded in Vol. 436
of _____ Deeds _____ on Page 19685 the 31st day

FEE \$13.00

Evelyn Biehn, County Clerk
By Sam Smith