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21531

KNOW ALL MEN BY THESE PRESENTS, That

PERLA DEVELOPMENT CO., INC., An

Arizona Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

BRIAN G. GARDINER and ELLEN E. GARDINER, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 32, Block 22, Tract No. 1113, OREGON SHORES UNIT #2, 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

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 \$ 40,000.00

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 November, 1986, at Los Angeles, California.

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.

PERLA DEVELOPMENT CO.

BY: *Esther Perla* Secretary

STATE OF CALIFORNIA

County of Los Angeles

November 9, 1986

Personally appeared *Esther Perla* and

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

PERLA DEVELOPMENT CO.

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

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:

*Bonnie Myers*

Notary Public for Oregon

My commission expires: August 7, 1988

STATE OF OREGON,

County of

ss.

1986

Personally appeared the above named



OFFICIAL SEAL  
 BONNIE MYERS  
 Notary Public for Oregon  
 PRINCIPAL OFFICE IN  
 LOS ANGELES COUNTY  
 My Commission Exp. Aug. 7, 1988

(OFFICIAL SEAL)

Notary Public for Oregon  
 My commission expires:

Perla Development Co.

1922 Stradella Road

Los Angeles, CA 90077

GRANTOR'S NAME AND ADDRESS

Brian G. Gardiner

Ellen E. Gardiner

After recording return to:

Brian G. &amp; Ellen E. Gardiner

Go ATC

NAME, ADDRESS, ZIP

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

Brian G. and Ellen E. Gardiner

NAME, ADDRESS, ZIP

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON,

County of

ss.

I certify that the within instrument was received for record on the day of 1986, 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

21532

## EXHIBIT "A"

## SUBJECT TO:

1. Unpaid Taxes for 1986-1987
2. Restrictions, but omitting restrictions, if any based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1113, Oregon Shores - Unit 2.
3. 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	:	November 14, 1977
Book	:	M-77
Page	:	22105
Amended	:	February 13, 1978
Book	:	M-78
Page	:	2676

Said covenants, Conditions and restrictions set forth above contain, among other things, levies and assessments of Oregon Shores Recreational Club.

4. The interest of Oregon Shores Recreational Club, Inc., in and to a certain water system as disclosed by Quitclaim Deed dated June 28, 1979 in Book M-79 at page 15973, Microfilm Records, from Wells Fargo Realty Services, Inc.
5. Subject to rules and regulations of Fire Patrol District.

STATE OF OREGON: COUNTY OF KLAMATH:

ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
 of \_\_\_\_\_ November \_\_\_\_\_ 86 at \_\_\_\_\_ o'clock \_\_\_\_\_ P \_\_\_\_\_ M., and duly recorded in Vol. \_\_\_\_\_  
 of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page \_\_\_\_\_ 21531 \_\_\_\_\_  
 By \_\_\_\_\_ Evalyn Biehn, \_\_\_\_\_ County Clerk

FEE

\$14.00