

OK

69688

WARRANTY DEED

Vol. M86 Page 23777KNOW ALL MEN BY THESE PRESENTS, That L. Q. DEVELOPMENT, OREG., LTD.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK L. RANDALL and JEANNE RANDALL, husband and wife, hereinafter called 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 15 in Block 2 Lockford, Tract No. 1228, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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

See Attached Exhibit "A"

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 \$ 46,050.00

~~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 23rd day of December, 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.

L.Q. Development, Oreg., Ltd., a limited partnership.

By: R.C.L. Properties, Inc.
General Partner

By: Reginald R. LeQueur, President

STATE OF OREGON, County of Klamath ss.

December 23, 1986
Personally appeared Reginald R. LeQueur 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 R.C.L. Properties, 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:

Dusan C. Cull
Notary Public for Oregon

My commission expires: 6-21-88

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____ ss.

_____, 19____.

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. + Mrs. Mark L. Randall
5567 Lockford Drive
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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

Mr. + Mrs. Mark L. Randall
5567 Lockford Drive
Klamath Falls, Oregon 97603
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

Exhibit "A"

Subject to:

23778

1. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
2. Rules, regulations and assessments of South Suburban Sanitary District.
3. Annexation Agreement, including the terms and provisions thereof, recorded November 12, 1985, in Volume M-85 page 18301, Deed Records of Klamath County, Oregon.
4. Underground Rights of Way Easement, recorded December 4, 1985, in Volume M85 page 19793, Deed Records of Klamath County, Oregon.
5. Reservations and restrictions in the dedication and as shown on the plat of Tract 1228 Lockford.
6. Declaration of Conditions and Restrictions for Tract No. 1228, Lockford, recorded February 28, 1986, in Volume M-86 page 3416, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of December A.D., 19 86 at 9:17 o'clock A M., and duly recorded in Vol. M86
of _____ Deeds on Page 23777.

FEE \$14.00

Evelyn Biehn, County Clerk
By Ann Smith