

74221

WARRANTY DEED

Vol. 1787

Page

2671

KNOW ALL MEN BY THESE PRESENTS, That PERLA DEVELOPMENT CO., A
Arizona Corporation
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
MIKE MOSBY and LOLA MOSBY, 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 10, Block 20, Tract No. 1113, OREGON SHORES UNIT #2,
in the County of Klamath, State of Oregon.

1987 MAY 5 PM 3 25

(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 \$ 44,000.00

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 9 day of April, 1987;
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 DE-
SCRIBED 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 _____ ss.
_____, 19____

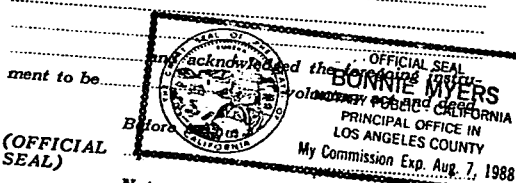
Personally appeared the above named _____

PERLA DEVELOPMENT CO.
BY: Robert M. Perla
California
STATE OF OREGON, County of Los Angeles
April 31, 1987
Personally appeared Robert M. Perla and
Esther Perla who, being duly sworn,
each for himself and not one for the other, did say that the former is the
the _____ president and that the latter is the
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 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:
Bonnie Myers
Notary Public for Oregon CALIFORNIA
My commission expires: AUGUST 7, 1988

(If executed by a corporation,
affix corporate seal)



Notary Public for Oregon
My commission expires:

Perla Development Co.
1922 Stradella Road
Los Angeles, CA 90077

GRANTOR'S NAME AND ADDRESS

Mike Mosby
Lola Mosby

GRANTEE'S NAME AND ADDRESS

Mike Mosby and Lola Mosby
305 South "E"
Lompoc, CA 93436

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.
I certify that the within instru-
ment 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/title/instru-
ment/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"

7672

SUBJECT TO:

1. 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.
2. Subject to rules and regulations of Fire Patrol District.
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, amount other things, levies and assessments of Oregon Shores Recreational Club, Inc.

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, recorded July 6, 1979 in Book M-79 at page 15973, Microfilm Records, from Wells Fargo Realty Services, Inc.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company
 of May A.D., 19 87 at 3:25 o'clock P M., and duly recorded in Vol. M87
 of Deeds on Page 7671
 FEE \$14.00
 Evelyn Biehn, County Clerk
 By [Signature]