

81859

WARRANTY DEED

Vol. 11728

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21135

KNOW ALL MEN BY THESE PRESENTS, That THOMAS J. LANCE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH W. DODGE and NANCY M. DODGE, 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 19, Block 24, Tract 1113, OREGON SHORES SUBDIVISION, by

UNIT 2, according to the official plat thereof on file

in the office of the County Clerk of Klamath County,

Oregon

as shown on the attached map and plat

all rights as shown on the attached map and plat

subject to (1) Building setbacks as shown on the attached map and plat

and (2) Drainage, public utilities and

as shown on the attached map and plat

(3) All streets to be

within this subdivision.

Additional restrictions or conditions as provided for in any

recorded restrictive covenants or homeowners association documents.

(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 except for those itemized on the reverse side hereof

and that 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 \$ 7,000.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 10th day of October, 1982; 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.

(If executed by a corporation, affix corporate seal)

THOMAS J. LANCE

STATE OF OREGON) ss.

County of Klamath)

October 10, 1982

Personally appeared the above named

THOMAS J. LANCE

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

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of) ss.

Personally appeared

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

THOMAS J. LANCE

215 Soquel

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

KENNETH W. AND NANCY M. DODGE

P. O. Box 644

Chiloquin, Oregon 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kenneth W. & Nancy M. Dodge

P. O. Box 644

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

KENNETH W. AND NANCY M. DODGE

P. O. Box 644

Chiloquin, Oregon 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record on the day of 1982, at o'clock M., and recorded in book/reel/volume No. on page or as document/tee/file/instrument/microfilm 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

1. Taxes for the fiscal year 1982-1983, 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 instrument recorded in Volume M78, page 2676, Microfilm Records of Klamath County, Oregon.
3. Assessments of Oregon Shores Recreational Club, Inc. as disclosed by reservations recorded in Volume M78, page 2676, Microfilm Records of Klamath County, Oregon.
4. Restrictions and reservations as shown on dedicated plat, as follows: "Hereby dedicated, donate and convey to the 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 for in any recorded protective covenants or homeowners association documents."

STATE OF OREGON: COUNTY OF KLAMATH: SS

Filed for record at request of Mountain Title Company
of November A.D. 19 87 at 10:05 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 21135

FEE \$15.00

Evelyn Biehn, County Clerk
By *[Signature]*

[illegible]

STATE OF OREGON
County of Clatsop
October 10, 1903
I, the undersigned, a Justice of the Peace for the County of Clatsop, do hereby certify that the within and foregoing is a true and correct copy of the original of the same as the same appears in the records of the County of Clatsop, Oregon.
In testimony whereof, I have hereunto set my hand and the seal of the County of Clatsop, Oregon, at Astoria, Oregon, this 10th day of October, 1903.
J. H. [Signature]
Justice of the Peace for the County of Clatsop, Oregon.
[Seal]

[illegible]