

85634

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT JOE ALBERT AND GENEVIEVE U. ALBERT, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL M. MCHENRY AND EDITH E. MCHENRY, husband and wife as Tenants by the Entirety, 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:

Lots 24 and 25, Block 24 in Oregon Shores Subdivision Unit 2, according to the official plat thereof on file in the office of the County Clerk, 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

as noted on Exhibit "A" attached hereto and made a part 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 \$10,000.00. 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 30th day of December, 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 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 HAWAII, City and County of Honolulu. ss:

On this 30th day of December, A. D. 1987, before me personally appeared

ROBERT JOE ALBERT AND GENEVIEVE U. ALBERT

to me known to be the person so described in and who executed the foregoing instrument and acknowledged that they executed the same as their

My Commission Expires March 19, 1989

P. O. Box 246

Laie, Oahu, Hawaii 96762

GRANTOR'S NAME AND ADDRESS

Paul M. McHenry and Edith E. McHenry

1920 Ala Moana Blvd., Apt. 1813

Honolulu, Hawaii 96815

GRANTEE'S NAME AND ADDRESS

After recording return to:

1920 Ala Moana Blvd., Apt. 1813

Honolulu, Hawaii 96815

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

County of

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

EXHIBIT "A"

4248

SUBJECT HOWEVER TO:

1. Acreage and use limitations under provisions of United States statutes and regulations thereunder.
2. Right of way for transmission line, including the terms and provisions thereof, given by Henry G. Wolff and Dorothy I. Wolff, husband and wife, to Pacific Power & Light Company, a Maine Corporation, dated September 20, 1965, recorded October 6, 1965, Volume M65, page 2357, Deed records of Klamath County, Oregon.
3. Reservations and restrictions contained in the dedication of Tract 1112-Oregon Shore Unit 2 as follows: "...said plat subject to: (1) Building Setbacks as pertain to the RD-10,000 zone as now in effect, (2) Drainage, Public Utilities and T. V. 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."
4. Declaration of Restrictions of Oregon Shores Subdivision-Unit 2, Tract 1113 recorded November 14, 1977, in volume M77 page 22105, Deed Records of Klamath County, Oregon, as amended by First Amended Declarations of Restrictions recorded February 13, 1978, in Volume M78, page 2676, Deed Records of Klamath County, Oregon.

END OF EXHIBIT "A"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 28th day
of March A.D. 19 88 at 9:16 o'clock A M., and duly recorded in Vol. M88,
of Deeds on Page 4247.

By Evelyn Biehn County Clerk

FEE \$15.00