

MTC-19920 P

WARRANTY DEED

(Statutory Form)

DEAN EDGAR WINTER, Grantor, conveys and warrants to KEVIN R. MOORE and CYNTHIA Y. MOORE, <sup>Husband and Wife</sup> Grantees, the following real property free of encumbrances except as specifically set forth below:

Lot 7, Block 43, Tract 1184, OREGON SHORES, UNIT 2, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, \*the schedule of exclusions from coverage, together with any schedules contained in standard title policies, \* reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

ALSO SUBJECT TO conditions and restrictions as contained in plat dedication, to-wit:

"(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 their subdivision, (4) Subject to easements and rights of way of record or apparent; (5) Additional restrictions or conditions as provided for in any recorded protective covenants, or homeowner association documents."

ALSO SUBJECT TO rules, regulations and assessments of Oregon Shores Recreational Club, Inc.

ALSO SUBJECT TO Declaration of Restrictions and Conditions, subject to the terms and provisions thereof, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, recorded in Volume M78, page 25925, Microfilm Records of Klamath County, Oregon.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

88 JUL 8 PM 3 56

10767

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is  
\$71,000.00

DATED this 8th day of July, 1988.

STATE OF OREGON/County of Klamath ) ss.

THIS INSTRUMENT was acknowledged before me this 8 day  
of July, 1988, by Dean Edgar Winter.

Dean Edgar Winter  
Dean Edgar Winter

GRANTORS NAME AND ADDRESS:  
Dean Edgar Winter

2969 Maywood

Klamath Falls, Oregon 97603

GRANTEES NAME AND ADDRESS:  
Kevin R. & Cynthia Y. Moore

HC 30, Box 1207

Chiloquin, Oregon 97624

AFTER RECORDING, RETURN TO:  
Kevin R. & Cynthia Y. Moore

as above

Until a Change is Requested,  
Tax Statements Should be Sent  
To:

as above

Spide Steller  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 7/13/89

STATE OF OREGON )

County of Klamath ) ss.

I certify that the within in-  
strument was received for  
record on the 8th day of  
July, 1988, at  
3:56 o'clock P.M., and  
recorded in Book M88 on  
Page 10767 or as File Reel  
Number 89040, Record of  
Deeds of said County.

WITNESS my hand and seal of  
County affixed.

Evelyn Biehn County Clerk  
Recording Officer  
By: Pauline Mueller  
Deputy

Fee \$13.00