

OK **13886**

**WARRANTY DEED - STATUTORY FORM**  
INDIVIDUAL GRANTOR

MARGARET H. AUSTIN

Grantor,

conveys and warrants to JAMES A. AUSTIN

Grantee, the following described real property free of encumbrances  
except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lots 11 and 12, Block 14, OREGON SHORES SUBDIVISION, TRACT #1053, in the  
County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)  
The said property is free from encumbrances except  
see over

The true consideration for this conveyance is \$ 3,000.00..... (Here comply with the requirements of ORS 93.030)

Dated this *m. 9.*  
*April* day of *March* 15, 1990.

*Margaret H. Austin*  
Margaret H. Austin

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.

California  
STATE OF OREGON, County of *Oregon* ) ss.  
This instrument was acknowledged before me on  
by Margaret H. Austin

*m. 9.*  
*March* *April* 15, 19 90

(SEAL)



*Susan Ann Way*  
Notary Public for ~~OREGON~~ California  
My commission expires *3/28/94*

**WARRANTY DEED**

Margaret H. Austin

GRANTOR

James A. Austin

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Kurt Carstens  
Litchfield, Carstens & Hammersley  
P.O. Box 1730  
Newport, Or 97365

NAME, ADDRESS, ZIP

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

Susan Goblirsch, Conservator  
P.O. Box 9  
Otter Rock, Or 97369

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

190 APR 23 AM 11 24

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the proposed plat of Tract 1053 Oregon Shores, as follows: a 25 foot building set back line along the front of all lots and a 20 foot building set back line along side street lines; 16 foot utility easements, centered on lot lines or as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owners to be at his own risk; All streets to be maintained by the lot owners within this subdivision; Additional restrictions or conditions as provided for in any recorded protective covenants or Homeowners Association documents.

2. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record.

Recorded: August 13, 1973  
Book: M-73  
Page: 10698

3. The interest of Oregon Shores Recreational Club, Inc., in and to a certain water system as disclosed by Quitclaim Deed dated June 28, 1979, from Wells Fargo Realty Services, Inc., recorded July 6, 1979 in Book M-79 at page 15973, Microfilm Records of Klamath County.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 23rd day  
of April A.D., 19 90 at 11:24 o'clock A M., and duly recorded in Vol. M90  
of Deeds on Page 7493  
Evelyn Biehn - County Clerk  
By Pauline Muelandale

FEE \$33.00