



14481

# 02035116

Vol. map Page 8552

WARRANTY DEED

AFTER RECORDING RETURN TO:

WILLIAM E. DAVIS

309 Lakehead Ln  
Modesto, CA 95354UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEJAMES F. DAVIDGE and VIRGINIA H. DAVIDGE, HUSBAND AND WIFE  
hereinafter called GRANTOR(S), convey(s) to WILLIAM E. DAVIS  
hereinafter called GRANTEE(S), all that real property situated  
in the County of KLAMATH, State of Oregon, described as:Lot 28, Block 30, Tract No. 1184, OREGON SHORES UNIT #2, FIRST  
ADDITION, in the County of Klamath, State of Oregon.

CODE 118 MAP 3507-17CB TL 3600

"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."and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except 1) Conditions,  
Restrictions as shown on the recorded plat of Tract No. 1184,  
Oregon Shores - Unit #2, First Addition. 2) Declaration of  
Conditions and Restrictions, but omitting any restrictions based  
on race, color, religion or national origin appearing of  
record: Recorded on November 16, 1978 in Book M-78 at page  
25925. Said Covenants, Conditions, and Restrictions set forth  
above contain, among other things, levies and assessments of  
Oregon Shores Recreational Club, Inc. 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.and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is  
\$5,500.00.In construing this deed and where the context so requires, the  
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument  
this 26th day of April, 1990.James F. Davidge  
JAMES F. DAVIDGEVirginia H. Davidge  
VIRGINIA H. DAVIDGE

STATE OF OREGON, County of KLAMATH)ss.

May 3, 1990.Personally appeared the above named JAMES F. DAVIDGE and  
VIRGINIA H. DAVIDGE and acknowledged the foregoing instrument to  
be their voluntary act and deed.Before me: Sandra Handsaker  
Notary Public for OREGONMy Commission Expires: 7-23-93

'90 MAY 4 PM 4 07

WARRANTY DEED

TITLE & BORROW, INC.

AFTER RECORDING RETURN TO:

WILLIAM E. DAVIS

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: PAGE 4 ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 4th day of May A.D., 19 90 at 4:07 o'clock PM., and duly recorded in Vol. M90 of Deeds on Page 8552

FEE

\$33.00

Evelyn Biehn, County Clerk

By Pauline Mullender

"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 THE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except (1) Conditions, Restrictions as shown on the recorded plat of Tract No. 1184, Oregon Shores - Unit #2, First Addition, (2) Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record; Recorded on November 16, 1978 in Book M-78 at page 19925. Said Covenants, Conditions, and Restrictions set forth above contain, among other things, levies and assessments of Oregon Shores Recreational Club, Inc. (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-78 at page 19973, Klamath County.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$2,500.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 30th day of April, 1990.

VIRGINIA H. DAVIDE

JAMES F. DAVIDE

STATE OF OREGON, County of KLAMATH) ss.

1990.

Personally appeared the above named JAMES F. DAVIDE and VIRGINIA H. DAVIDE and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon  
Commission Expires: 08-25-91