## # 020 35116

WARRANTY DEED

AFTER RECORDING RETURN TO: WILLIAM E. DAVIS 309 Lakehead La Modesto, CA 95354

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

JAMES 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

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 suctem as disclosed by Quitclaim Deed dated June 28, 1979, from 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

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

VIRGINIA H. DAVIDGE

STATE OF OREGON, County of KLAMATH)ss.

May \_, 1990.

Personally appeared the above named JAMES F. DAVIDGE and VIRGINIANH. DAVIDGE and acknowledged the foregoing instrument to

Betore me Sandra Handsahe Notary Gubi ic for OREGON

ATCOMMission Expires:

			TAP & COROWANCE				
					ING RETURN IO: AVIS		
	E OF OREGON: C		KLAMATH: ss.		SE IS REQUESTED 2 THE FOLLOWING		3
Filed of			Aspen Title Co. 90 at 4:07		the	4th	day
<u> </u>			Deeds	o'clock	PM., and duly recorded Page 8552	in Vol. <u>M90</u>	<del></del> ,
FEE	\$33.00			Evelyn	Biehn , County C	lerk	
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		DAVIDGE	VIRGINIA H.		105E	Gerald James F. Dav	

STATE OF OREGON. County of KLAMATH) ss. . 1990.

Personally oppored the above named JAMES F. DAVIBGE and VISCIBBIAN BOOKS FOR THE Foregoing instrument to be their volunters act and deed.

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 - (**)		or OREGON		
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