

14875

Aspen Title #01033318  
WARRANTY DEED (CORPORATION)Vol. mqd Page 9257

REBCO, INC., dba Collins Sales &amp; Service

Oregon

(State of incorporation)

corporation, hereinafter called grantor, conveys to  
ALAIN GOUPILLON and MARINETTE GOUPILLON, husband and wifeall that real property situated in Klamath County, State of Oregon, described as:Lot 5, Block 18, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1,  
in the County of Klamath, State of Oregon.

and covenant(s) that grantor is owner of the above described property free of all encumbrances except \_\_\_\_\_

SEE ATTACHED EXHIBIT "A"

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 \$ 4,000.00 \*\_\_\_\_\_, this  
22<sup>nd</sup> day of May, 1989.  
(Corporate Seal)By REBCO, INC., dba Collins Sales & Service PresidentBy X SecretarySTATE OF OREGON, County of Lake ) ss.May 22, 19 89Personally appeared John H. Bogardus, who, being duly sworn,  
did say that he is the Secretary of  
Rebco, Inc.affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed  
and sealed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said  
instrument to be its voluntary act and deed.

Official Seal

NOTARY  
PUBLIC

Before me:

Notary Public for Oregon

My commission expires: 12/23/91

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (CORPORATION)

Rebco, Inc.

TO

Alain & Marinette Goupillon

After Recording Return to:

Rebco, Inc.

P.O. Box 790

Lakeview, OR 97630

STATE OF OREGON, )

) ss.

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 \_\_\_\_\_

on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

\_\_\_\_\_  
Title  
By \_\_\_\_\_ Deputy

## EXHIBIT "A"

1. Conditions, Restrictions as shown on the recorded plat of Klamath Falls Forest Estates Highway 66 Unit Plat No. 1.

2. Subject to rules and regulations of Fire Patrol District.

3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Langell Valley Irrigation District.

4. Easement, including the terms and provisions thereof:

Granted to: The Pacific Telephone & Telegraph Company  
Recorded: January 29, 1953  
Book: 259  
Page: 28

5. Subject to reservations of all oil and minerals, including the terms and provisions thereof, as set forth in deed from G. C. Lorenz and Kathryn C. Lorenz, husband and wife, to Crater Lake Lumber Company, a corporation, recorded May 25, 1937 in Book 109 at page 541, Deed Records of Klamath County, Oregon.

6. Subject to reservations of all oil and minerals, including the terms and provisions thereof, as set forth in deed from Long Pine Lumber Company, a corporation to Crater Lake Lumber Company, a corporation, recorded May 25, 1937 in Book 109 at page 543, Deed Records of Klamath County, Oregon.

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

Recorded: July 12, 1963  
Book: 346  
Page: 473

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Klamath Recreational Association Homeowners Association.

8. Any conveyance or encumbrance by Rebco, Inc., an active Oregon Corporation should be executed pursuant to a proper resolution of the members voted at a duly called meeting of the membership in accordance with the By-Laws or other authority of the corporation.

NOTE: We find no Judgments or Federal Tax Liens against ALAIN GOUPILLON or MARINETTE GOUPILLON.

NOTE: Taxes paid in full for 1988-89:

Amount: \$67.50  
Code: 36  
Map: 3711-22CO  
TL #: 300  
Key No.: 390749

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co. the 15th day  
of May A.D., 19 90 at 11:48 o'clock A M., and duly recorded in Vol. M90  
of Deeds on Page 9257  
Evelyn Biehn County Clerk  
By Caroline Mullenbaker

FEE \$33.00