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WARRANTY DEED

AFTER RECORDING RETURN TO: BONNIE A. WALTERS HC30 Box 127V Chulogun, OR 97621

UNTIL A CHANGE IS REQUESTED ALL 1AX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

CHARLES O. WOOD and LORRAYNE P. WOOD, husband and wife hereinafter called GRANTOR(S), convey(s) to BONNIE A. WALTERS hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 2, Block 5, Tract 1053, OREGON SHORES, in the County of Klamath, State of Oregon.

CODE 118 MAP 3507-680 TL 4200

"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 TILLE 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) Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801, Oregon Revised Statues, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes. 2) Conditions, Restrictions as shown on the recorded plat of Oregon Shores. 3) Easement is shown on the plat: For: 16 foot utility easement centered on log lines. 4) Reservations, including the terms and provisions thereof, as set forth in Land Status Report, recorded March 16, 1959 in book 310 at page 526, Deed Records. 5) Declaration of Conditions and Restrictions, but omitting any restlictions based on race, color, religion or national origin appearing of record: Recorded on August 13, 1973 in book M-73 at page 10698. Said Covenants, Conditions and Restrictions set forth above contain, among other thanks, levies and assessments of Oregon Shores Beach Club, Inc. Homeowners Association.

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 \$23,000.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 28th day of June, 1990.

de on m LORRAYNE PG W000

Vol. mgd Page 12928

WAYD THE OREGON, County of KLAMATH)ss.

S. June 27, 1990

CHARLES D.

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WOOD

Personally appeared the above named CHARLES 0. WOOD and LCRRAYNE P. WOOD and acknowledged the foregoing instrument to be their No Buntary act and deed.

Hotore Public for OREGON My Commission Expires:



STATE OF OREGON: COUNTY OF KLAMATH: 55.

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