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Aspen
TITLE & ESCROW, INC.# 02035339
WARRANTY DEEDVol. m90 Page 12928AFTER RECORDING RETURN TO:
BONNIE A. WALTERSHC 30 Box 127V
Chiloquin, OR 97624UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVECHARLES 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 3507-6BD TL 4200

BU "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) Any improvement
located upon the insured property, which constitutes a mobile
home as defined by Chapter 801, Oregon Revised Statutes, 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 as 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 restrictions 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 things,
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.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 28th day of June, 1990.

CHARLES O. WOOD

LORRAYNE P. WOOD

STATE OF OREGON, County of KLAMATH)ss.

June 27 1990

Notary Public for Oregon
Personally appeared the above named CHARLES O. WOOD and LORRAYNE
P. WOOD and acknowledged the foregoing instrument to be their
free and voluntary act and deed.

Notary Public for OREGON

My Commission Expires:

7-23-93

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 29th day
of June A.D., 19 90 at 3:58 o'clock P.M., and duly recorded in Vol. M90,
of Deeds on Page 12928.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Mulendore