

17106
WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS, That THE CITY OF KLAMATH FALLS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WES E. CONE
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 20B, LAKESHORE GARDENS, in the County of Klamath, State of Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances
PLEASE SEE ATTACHED "EXHIBIT A"

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,151.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28th day of June, 1990;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

STATE OF OREGON, }
County of _____, 19____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, County of KLAMATH) ss.
July 2, 1990

Personally appeared GEORGE C. FLITCRAFT and TRACI R. BRACE who, being duly sworn, each for himself and not one for the other, did say that the former is the MAYOR president and that the latter is the DEPUTY RECORDER secretary of THE CITY OF KLAMATH FALLS

a corporation, and that the seal 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 each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
Synda Rose Pryor
Notary Public for Oregon
My commission expires: 5-1-93

(OFFICIAL SEAL)
(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Wes E. Cone
436 Front St.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Wes E. Cone
436 Front St.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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 _____/_____ volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____ Record of Deeds of said county.
Witness my hand and seal of County affixed.
NAME TITLE
By _____ Deputy

"EXHIBIT A"

1. Conditions, Restrictions as shown on the recorded plat of Lakeshore Gardens.

2. This property lies within and is subject to the levies and assessments of the Lakeshore Gardens Drainage District.

3. Easement, including the terms and provisions thereof:
For: Raising and lowering waters of Upper Klamath Lake

Granted to: California Oregon Power Company
Recorded: December 26, 1939
Book: 126
Page: 180

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 3rd day
of July A.D. 19 90 at 4:03 o'clock P.M., and duly recorded in Vol. M90,
of Deeds on Page 13194.

Evelyn Biehn County Clerk

By Pauline Mulendore

FEE \$33.00