

2118

IRC #14209-DH

VOLUME 90

Page 20267

ALL MEN BY THESE PRESENTS, that Trendwest, Inc., formerly doing business as Trendwest Development Company, of Oregon Corporation, hereinafter called the grantor, for the consideration hereinbefore stated, to grantor paid by Howard Joseph Lipps and Dorothy Jean Lipps, Trustees of Howard Joseph Lipps and Dorothy***, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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 50, Block 1, FIRST ADDITION TO HARBOR ISLES, TRACT 1252, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Doc Account No: 3809 019BC 04000

MOUNTAIN TITLE COMPANY

"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."

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 seised in fee simple and the above granted premises, free from all encumbrances EXCEPT ALL THOSE OF RECORD AND THOSE APPARENT UPON THE LAND, IN ANY, AS OF THE DATE OF THIS DEED

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 whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$25,000.00

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 2nd day of October, 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.

By: Harold Derrah
Trendwest, Inc.

STATE OF OREGON,)
County of Klamath) ss.
October 1, 1990

Personally appeared the above named

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

Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this

October 2, 1990, by Harold Derrah

president, and by

secretary of

Trendwest, Inc.

an Oregon corporation, on behalf of the corporation.

Notary Public for Oregon Beverly W. Enson

My commission expires: 2-27-91

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was

received for record on the 5th

day of Oct., 1990

at 4:03 o'clock P. M., and recorded

in book M90 on page 20267 or as

file/reel number 21149

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

Evelyn Riehn, County Clerk

Recording Officer

By Randee Mueller Deputy

Trendwest, Inc.
600 Main Street, Ste. 404
Klamath Falls, OR 97601

Howard Lipps and Dorothy Lipps
1954 Buttercup Lane
Redding, CA 96002

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Fee \$28.00