

25234

K-42509

CONDOMINIUM DEED

SHIELD CREST, INC., an Oregon Corporation, Grantor, conveys to

 _____, Grantee, Unit A of Building No. 4,
 Tract 1271-Shield Crest Condominiums, Building No. 4, Lot 11, Block 4 of
 1257, a resubdivision of a portion of the First Addition to Shield
 Crest, as shown on the plat thereof filed on January _____, 1991, in Book
 No. _____ at page _____ of the records of plats of the Clerk of
 Klamath County, Oregon,

***BERYL A. MILLER, TRUSTEE OF THE BERYL A. MILLER TRUST OF 1989
 SUBJECT TO:

1. Right of Way easement for Utility Purposes, including the terms and provisions thereof, given by William E. Cunningham and Mildred Cunningham, husband and wife, to El Paso Natural Gas Company, a corporation, dated September 29, 1961, recorded October 12, 1961, in Volume 333 page 139, Deed Records of Klamath County, Oregon.
2. Reservations and restrictions on the plat and in the dedication of Tract 1257, Re-subdivision of a portion of the First Addition to Shield Crest, as follows: "...said plat being subject to: 1) Easements for public utilities as shown on said plat; 2) Easement for Pine Grove Irrigation District and Klamath Project as shown on said plat and the regulations, contracts, water and irrigation rights in connection therewith; 3) Easement for drainage as shown on said plat; 4) Building setbacks to comply with Klamath County Requirements for R-1 Zone; 5) All conditions and restrictions included in the Declaration of Shield Crest, a planned community, as recorded in Vol. M80 page 2427, Vol. M84 pages 4256, as amended in Vol. M84, page 6541, Vol. M85 page 18238 and Vol. M89 page 13036 in the Records of the Clerk of the County of Klamath, State of Oregon."
3. Declaration of Conditions and Restrictions for Shield Crest, recorded December 11, 1980, in volume M80 page 24027, and recorded March 16, 1984, in Volume M84 page 4256, as amended by instrument, dated April 18, 1984, recorded April 19, 1984, in Volume M84 page 6541, as amended by instrument dated November 8, 1985, recorded November 9, 1985, in Volume M85 page 18238, as amended by instrument dated July 3, 1989, in Volume M89 page 13036, Deed Records of Klamath County, Oregon.
4. Underground Right of Way Easements, including the terms and provisions thereof, given by Shieldcrest, Inc., to Pacific Power & Light Company, recorded September 19, 1988, in Volume M88 page 15474, recorded October 27, 1988, in Volume M88 page 18139, recorded November 30, 1988, in Volume M88 page 20202, recorded December 15, 1988, in Volume M88 page 21335, recorded May 16, 1989, in Volume M89 page 8513 Deed Records of Klamath County, Oregon.

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5. Declaration of Shield Crest Condominiums recorded on January 25th, 1991, in Volume M91 at page 1591 of the Deed records of Klamath County, Oregon;

6. Bylaws of Shield Crest Condominium Unit Owners' Association recorded on January 25th, 1991 in Vol. M91 at page 1606 of the Deed records of Klamath County, Oregon; and

7. The terms and conditions of the Easement between Shield Crest Homeowners Association and Shield Crest, Inc., recorded on May 23, 1990 in Vol. M90 at page 9828 of the Deed records of Klamath County, Oregon.

The true consideration paid for this conveyance is
\$ 155,100.00.

SUBJECT TO THE FOLLOWING LAW:

"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." ORS 93.040

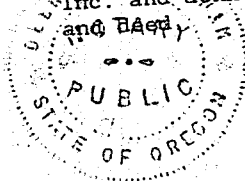
SHIELD CREST, INC.

By Robert E. Cheyne
Its President

By Helen J. Cheyne
Its Secretary

STATE OF OREGON, County of Klamath) ss

Personally appeared this 24th day of January, 1991, Robert Cheyne and Helen Cheyne, President and Secretary respectively of Shield Crest, Inc. and acknowledged the foregoing deed as its free and voluntary act



Diana Buckingham
Notary Public for Oregon
My commission expires: 12-19-92

Send tax statements to:

After recording return to:
BERYL A. MILLER
38-328 ZINNIA LANE
PALM DESERT, CALIFORNIA 92260

CONDOMINIUM DEED - Page 2 of 2.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Co.
on this 25th day of Jan. A.D., 19 91
at 2:08 o'clock P.M. and duly recorded
in Vol. M91 of Deeds Page 1679
Evelyn Biehn County Clerk
By Diana Buckingham Deputy.

Fee, \$33.00