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ATC 36133
26033Vol. mg1 Page 3004

WARRANTY DEED

PEGGY O'NEILL, Grantor, conveys and warrants to ROBERT E. BLOOD AND ANNA M. BLOOD, husband and wife, all of the following real property, situated in Klamath County, Oregon, as described on Exhibit "A" attached hereto and incorporated herein, free of all liens, claims and encumbrances, except as set forth on said Exhibit "A."

The true consideration for this conveyance is the sum of One Hundred Eighty-Nine Thousand Nine Hundred Dollars (\$189,900.00)..

Until a change is requested, send all tax statements to the following address:

Mr. Robert E. and Anna M. Blood
3133 Front Street
Klamath Falls, Oregon 97601

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.

IN WITNESS WHEREOF, the parties have set their hands and seals this 6th day of April, 1989.

"GRANTOR"

x Peggy O'Neill
PEGGY O'NEILL

STATE OF OREGON)

County of Klamath)

ss: April 6, 1989

Personally appeared the above named PEGGY O'NEILL, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

W. Darlene F. Addington
Notary Public for Oregon
My commission expires: 3-22-93

Warranty Deed

After recording return to:
Klamath Just Federal
540 Main St.
Klamath Falls OR 97601

EXHIBIT "A"

Lot 21, Block 1, HARBOR ISLES, TRACT 1209, TOGETHER WITH that portion of Lot 22, Block 1, HARBOR ISLES, TRACT 1209, in the County of Klamath, State of Oregon, described as follows:

Starting at the Southeast corner of Lot 21, Block 1, HARBOR ISLES TRACT 1209, in the County of Klamath, State of Oregon; thence South 83 degrees 28' 45" West along the Southerly line of Lot 21 Block 1, 65.1 feet; thence South 78 degrees 10' 30" East 56.12 feet to the Easterly line of Lot 22, Block 1; thence North 27 degrees 18' 26" East 21.26 feet to the point of beginning.

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, Restrictions as shown on the recorded plat of Harbor Isles.
3. Right, title or interest of the public, including governmental bodies in and to that portion of said premises lying below the ordinary high water line of the Klamath Lake and public rights of fishing and recreation in and to the shoreline of said river.
4. The lawful consequence of the fact that the East boundary is formed by Klamath Lake.
5. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:
Recorded in:
Book: M-81
Page: 18812
Revised: January 25, 1983
Book: M-83
Page: 1299
(Affects Lots 2 through 42 inclusive of Block 1 and Lots 1 through 5 inclusive of Block 2)

6. Reservations, restrictions and easements as contained in plat dedication, to wit: "Said plat being subject to: (1) All applicable terms set forth in Exhibit B of the special ordinance of the City of Klamath Falls No. 6267; (2) All easements as shown on the annexed plat; (3) Public access easement as shown on the annexed plat will be developed and maintained by the Homeowners Association for access to the shore line of Upper Klamath Lake from Front Street; (4) An entrance park easement as shown on the annexed plat will be developed and maintained by the Homeowners Association; (5) The maintenance of the canal, including fresh water input, will be the accessible to the public for use, and (6) All easements and reservations of record and additional restrictions as provided in the recorded protective covenants. (Lot 1, Block 1, M81 Page 18803 thru Page 11881 Instrument No. 5874) and (Lots 2 thru 43, Block 1, Lots 1 thru 5, Block 2, M81 Page 18812 thru Page 18822 Instrument No. 5874)."

7. Subject to a 10 foot slope restriction for waterway along East lot line as shown on dedicated plat.

8. Affidavit of Correction Harbor Isles - Tract 1209:

Recorded: March 20, 1984
Book: M-84
Page: 4567

9. Amendment of Covenants of Harbor Isles Homeowners' Association:

Recorded: August 24, 1987
Book: M-87
Page: 15172

10. Amendment to Bylaws of Harbor Isles Homeowners' Association:

Recorded: August 24, 1987
Book: M-87
Page: 15175

11. Articles of Amendment of Harbor Isles Homeowners' Association:

Recorded: August 24, 1987
Book: M-87
Page: 15178

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title Co.
on this 19th day of Feb. A.D., 19 91
at 3:31 o'clock P M. and duly recorded
in Vol. M91 of Deeds Page 3004.

Evelyn Biehn County Clerk

By Dorene Mullins

Deputy.

Exhibit "A"
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Fee, \$38.00