

45278

KNOW ALL MEN BY THESE PRESENTS, That

WILLIAM H. GRUND

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called EVAN THOMPSON DBA FT. CREEK RESORT the grantee, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"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 seized in fee simple and the above granted premises, free from all encumbrances except those of

record and those apparent upon the land, if any, as 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 whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 245,000.00

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 22nd day of May, 19 92; 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.

William H. Grund
WILLIAM H. GRUND

STATE OF OREGON,)
County of Klamath) ss.
May 22, 19 92

Personally appeared the above named _____
WILLIAM H. GRUND

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

Before me:

Kristi L. Redd
Notary Public for Oregon

My commission expires: 11/16/95



STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this _____, 19 _____, by _____

_____ president, and by _____

_____ secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____

(SEAL)

WILLIAM H. GRUND

38380 Modoc Point Rd.
CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS

EVAN THOMPSON

1469 AALBORG WAY

SOLVANG, CA 93463

GRANTEE'S NAME AND ADDRESS

After recording, return to:

EVAN THOMPSON

1469 AALBORG WAY

SOLVANG, CA 93463

NAME ADDRESS ZIP

Until a change is requested, all notices shall be sent to the following address:

EVAN THOMPSON

1469 AALBORG WAY

SOLVANG, CA 93463

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 _____ on page _____ or as

file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

By _____ Recording Officer
Deputy

LEGAL DESCRIPTION

All that portion of the W 1/2 of the SW1/4, the S1/2 of the SW1/4 of the NW1/4 and the S1/2 of the N1/2 of the SW1/4 of the NW1/4 of Section 26, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, which lies East of the Dalles-California Highway (old location).

EXCEPTING a parcel of land heretofore conveyed to the State of Oregon by deed recorded in Deed Volume 111 at page 21, Records of Klamath County, Oregon.

TOGETHER WITH a 1972 BANIB HT Mobile Home, Oregon License #X65655, and Serial #B36421S1007, which is situate on the real porperty described above.

SUBJECT TO:

1. Trust Deed, dated August 23, 1989, and recorded August 31, 1989, in Volume M89, page 16408, Microfilm Records of Klamath County, Oregon, in favor of Elizabeth Wood, as Beneficiary.

The Grantee named in this Warranty Deed hereby agrees to assume and pay in full the above described Trust Deed.

2. Acknowledgement of Seller's Use of Mobile Home For Life, subject to the terms and provisions thereof dated August 30, 1989, and recorded August 31, 1989, in Volume M89, page 16411, Microfilm Records of Klamath County, Oregon, between Elizabeth K. Wood, Seller and William H. Grund, Buyer.
3. Subject to the terms and provisions of Order No. 91-085 of the Board of County Commissioners; dated January 29, 1991, recorded February 5, 1991, in Volume M91, page 2250, Microfilm Records of Klamath County, Oregon.
4. The herein described property appears to be a portion of an existing tract. A Minor Land Partition No. 39-90 has been submitted to the Klamath County Planning Department, but has yet to be approved. A sale or ocveyance of said parcel prior to approval of Partition may be a violation of the Partition Statutes as set forth in ORS 92.010 to 92.190.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 22nd day
of May A.D. 19 92 at 4:29 o'clock P. M. and duly recorded in Vol. M92
of Deeds on Page 11225
By Evelyn Biehn County Clerk

FEE \$35.00