

NL 49805

WARRANTY DEED

Vol. 92 Page 19453

KNOW ALL MEN BY THESE PRESENTS, That

KLAMATH DEVELOPMENT COMPANY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

KLAMATH RIVER ACRES OF OREGON LTD

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 11 BLOCK 22 4th ADDITION TO KLAMATH RIVER ACRES OF OREGON LTD

SEE EXHIBIT "A" ON REVERSE SIDE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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

and that grantor will warrant and forever defend the 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 \$ -0-
 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, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 21 day of AUGUST, 1992; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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.

ELIZABETH BEYER (PRESIDENT)

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on AUGUST 21, 1992,

by Patricia Chaney

This instrument was acknowledged before me on , 19 ,

by

as

of

PATRICIA A. CHANEY
 NOTARY PUBLIC-OREGON
 My Commission Expires 10-22-93

Patricia A. Chaney
 Notary Public for Oregon
 My commission expires 10-22-93

KLAMATH DEVELOPMENT COMPANY
 P.O. BOX 1941

NAVATO, CALIFORNIA 94948

Grantor's Name and Address

KLAMATH RIVER ACRES OF OREGON LTD

P.O. BOX 52

KENO, OREGON 97627

Grantee's Name and Address

After recording return to (Name, Address, Zip):

KLAMATH RIVER ACRES OF OREGON LTD

P.O. BOX 52

KENO, OREGON 97627

Until requested otherwise send all tax statements to (Name, Address, Zip):

KLAMATH RIVER ACRES OF OREGON LTD

P.O. BOX 52

KENO, OREGON 97627

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of) ss.

I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book/reel/volume No. on page and/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.

3500

EXHIBIT "A"

Lot 11, Block 22, FOURTH ADDITION TO KLAMATH RIVER ACRES in the County of Klamath State of Oregon, including a 1979 Sandpointe Mobile Home. Serial No. ORFL1A842381425; License No. X170015

2. Conditions, restrictions as shown on the recorded plat of Fourth Addition to Klamath River Acres.

TOGETHER WITH AND SUBJECT TO an undivided one-third interest in that well, pump and pumphouse located on Lot 7, Block 22, Fourth Addition to Klamath River Acres, Klamath County Oregon, along with access to said well from Lot 11 for the purpose of establishing a pipeline and for the purpose of maintaining said pipeline, said one-third interest to the above described well and the above described easement shall be for the benefit of said Lot 11 and shall run with the land. Also, said one-third interest and easement described herein shall be contingent upon the resident of said Lot 11, whomever he or she may be contributing to one-third of the cost of repairing, maintaining and operating said well, pump and pumphouse and it is meant by this conveyance that all subsequent purchasers of said Lot 11 shall be bound by the terms of this conveyance and that their rights in said well, pump, pumphouse and easement shall be contingent upon their so sharing in the expenses described herein.

Payment to include an impound account of approximately \$40.00 per month for taxes.

Subject to rules and regulations of Fire Patrol District.

This property lies within and is subject to the levies and assessments of the Klamath River Acres Road District.

Statement of Claim for a Mineral Interest in Property recorded August 5, 1986 in Book M-86, page 13766.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath River Acres the 26th day of Aug. A.D., 19 92 at 3:50 o'clock P M., and duly recorded in Vol. M92 of Deeds on Page 19453.

FEE \$35.00

Evelyn Biehn . County Clerk

By Pauline Mullendore