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WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 92 Page 29984

KNOW ALL MEN BY THESE PRESENTS, That LEISURE LODGE, INC., A California Corporation,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Gerald L. Noel and Margaret A. Noel, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 17, Block 3, Tract No. 1074, Leisure Woods, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except subject to (1) reservations and restrictions contained in the dedication of Leisure Woods as follows "...said plat being (see reverse) 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 \$ 8,000.00. 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 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 28 day of August, 1980; 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.

LEISURE LODGE, INC.

by: Emery Owens, President

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of ss.

California
STATE OF OREGON, County of Orange ss.Aug 28, 19 80
Personally appeared Emery Owens and

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

Before me:

Notary Public for Oregon

My commission expires:

JAMES W. OBRIEN
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY

My Commission Expires May 25, 1984

Leisure Lodge, Inc.
13431 Flower Street
Garden Grove, California 92643

GRANTOR'S NAME AND ADDRESS
Gerald L. & Margaret A. Noel
1820 Elm
Reedsport, Oregon 97467

After recording, return to:

GRANTEE'S NAME AND ADDRESS
Gerald L. & Margaret A. Noel
1820 Elm
Reedsport, Oregon 97467

Until a change is requested all tax statements shall be sent to the following address:

Gerald L. & Margaret A. Noel
1820 Elm
Reedsport, Oregon 97467

NAME, ADDRESS, ZIP

STATE 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 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

subject to a 25 foot sideyard building setback; a 50 foot front line building setback, and a 25 foot rear setback; building and land use restrictions as filed and recorded in Klamath County Recorder's Records; and easements and rights of way shown on sheets one through three of the official plat of Leisure Woods Tract No. 1074, County of Klamath, Oregon. No sanitary facilities, (septic tank and drainfield) can be located on slopes in excess of 20%," (2) deed restrictions for Tract No. 1074, Leisure Woods, including the terms and provisions thereof, recorded April 26, 1973, Volume M-73, page 4975, Microfilm Records of Klamath County, Oregon, amendment to deed restrictions recorded December 3, 1975, in Volume M-75, page 15196, records of Klamath County, Oregon, (3) right-of-way easement, including the terms and provisions thereof, given to Midstate Electric Cooperative, Inc., a cooperative corporation, dated July 24, 1973, recorded July 24, 1973, Volume M-73, page 9530, Microfilm Records of Klamath County, Oregon, and (4) restrictions, reservations, easements and rights-of-way of record and those apparent on the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 16th day of Dec. A.D., 19 92 at 3:37 o'clock P M., and duly recorded in Vol. M92 of deeds on Page 29984
By Evelyn Biehn County Clerk
By [Signature]

FEE \$35.00

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