

65429

MOUNTAIN TITLE COMPANY INC.

MTC 1396-6493 Volm93 Page 18760

KNOW ALL MEN BY THESE PRESENTS, That FRED W. KOEHLER

07-30-93A09:20
 Hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WAYNE E. ROSE and EVELYN M. ROSE, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

Lot 28, Block 21, TRACT NO. 1113, OREGON SHORES UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

MOUNTAIN TITLE COMPANY has recorded this instrument by receipt of the grantor's payment and has not examined the title and appurtenances or as to its effect upon the title to any real property that may be described therein.

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances except as stated on the reverse side of this deed and those apparent upon the land, if any, as of 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 \$ 11,500.00

HOWEVER, THE TRUE AND ACTUAL CONSIDERATION CONSISTS OF THE FOLLOWING: THE WHOLE OF THE CONSIDERATION PAID FOR THIS TRANSFER, WHICH IS 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 9th day of January, 1983; 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.

(If executed by a corporation, affix corporate seal)

FRED W. KOEHLER

STATE OF OREGON,

County of Klamath

January 9, 1984

Personally appeared the above named

FRED W. KOEHLER

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of) ss.

Personally appeared

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

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.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer

By Deputy

Fred W. Koehler

P.O. Box 332

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Wayne E. Rose

P.O. Box 97

Lathrop Wells, NV 89020

GRANTEE'S NAME AND ADDRESS

After recording return to:

WAYNE E. & EVELYN M. ROSE

Star Rt., Box 450-E

Amargosa Valley, NV 89020

NAME, ADDRESS, ZIP

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

NO CHANGE

NAME, ADDRESS, ZIP

MOUNTAIN TITLE COMPANY INC.

- continued from the reverse side of this deed -

SUBJECT TO:

1. Reservations and restrictions as recorded in Volume M77, page 22105, Microfilm Records of Klamath County, Oregon, and amended by Volume M78, page 2676, Microfilm Records of Klamath County, Oregon.
2. Assessments of Oregon Shores Recreational Club, Inc. as disclosed by reservations and restrictions recorded in Volume M78, page 2676, Microfilm Records of Klamath County, Oregon.
3. Restrictions and reservations as shown on the dedicated plat.
"Hereby dedicated, donate, and convey to the public for public use forever, all streets as shown on the annexed map. SAid plat subject to (1) Building setbacks as pertain to the RD - 10,000.00 zone as now in effect. (2) Drainage, public utilities and TV easements as shown on the annexed plat. (3) All streets to be maintained by the lot owners within this subdivision. (4) Additional restrictions or conditions as provided for in recorded protective covenants or homeowners association documents."
4. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: June 15, 1978
Recorded: July 7, 1978
Volume: M78, page 14619, Microfilm Records of Klamath County, Oregon.
Amount: \$7,200.00
Grantor: Fred W. Koehler and Charlotte M. Koehler, husband and wife
Trustee: Transamerica Title Company
Beneficiary: Wolff Ranch, Inc.

The Grantee named herein does not agree to assume and pay the above described Trust Deed and the Grantor has agreed to hold Grantee harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 30th day
of July A.D., 19 93 at 9:20 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 18760.

FEE \$35.00

Evelyn Biehn, County Clerk

By Dorine M. Mendenhall