

77257

K-3485

WARRANTY DEED

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California corporation

KNOW ALL MEN BY THESE PRESENTS, That LEISURE LODGE, INC., a hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MERLYN LEON ADREON and JOY M. ADREON, husband and wife,

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 19, Block 3, Tract 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 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
See Reverse

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 \$7,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 28th 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.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of _____ ss.
_____, 19____

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: _____

Leisure Lodge, Inc.

13431 Flower

Garden Grove, CA 92643

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Merlyn L. Adreon
441 Lynnwood Avenue
Medford, OR 97501

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Merlyn Adreon
441 Lynnwood Ave.
Medford, OR 97504

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Merlyn Adreon
441 Lynnwood Ave.
Medford OR 97504

NAME, ADDRESS, ZIP

LEISURE LODGE, INC.

By Emery Owens
Emery Owens, PresidentCALIFORNIA
STATE OF OREGON, County of _____ Orange

_____, 19.80

Personally appeared _____

Emery Owens

_____, 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 _____

Leisure Lodge, Inc.

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:

Notary Public for Oregon
My commission expires: _____JAMES W. ORRIEN
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY

My Commission Expires May 23, 1984

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:

1. Reservations and restrictions contained in the dedication of Leisure Woods, as follows: "...said plat being subject to a 25 foot side yard building set back, 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, State of Oregon. No sanitary facilities (septic tank drainfield) can be located on slopes in excess of 20 per cent."
2. Deed restrictions for Tract No. 1074, Leisure Woods, including the terms and provisions thereof, recorded April 26, 1973, in 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, Microfilm 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, in Volume M-73, page 9530, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 9th day of March A.D. 19 94 at 10:31 o'clock A M., and duly recorded in Vol. M94 of Deeds on Page 7247.
By Evelyn Biehn County Clerk
Dorlene Mustadore

FEE \$35.00

Official recording stamps and notary seal for James W. O'Brien, Notary Public - Oregon, Commission Expires July 22, 1991. Includes a circular seal for the State of Oregon and various rectangular stamps with text such as 'RECORDED', 'INDEXED', and 'FILED'. There are also handwritten notations and a large rectangular stamp area on the right side of the page.