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11-16-94A11:24 RCVD

Vol. 1144 Page 35205

STATE OF OREGON

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COUNTY OF KLAMATH

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WARRANTY DEED

That we, DONALD AKEHURST and wife, PATRICIA AKEHURST, 4915 79th Street, Lubbock, Texas 79424, hereinafter referred to as Grantors, for and in the consideration of ten dollars (\$10.00) and other good and valuable consideration, cash in hand paid by DON AKEHURST and PATRICIA H. AKEHURST, Trustees, or their successors in trust, under the DON & PATRICIA AKEHURST LIVING TRUST, dated November 1, 1994, and any amendments thereto, hereinafter referred to as Grantees, of 4915 79th Street, Lubbock, Texas 79424, the receipt of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto the above named Grantees, all of our interest in the following described property to-wit:

Lot 11, Block 28, Tract 1113, OREGON SHORES, Unit 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3507-17CC-2700

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1113, Oregon Shores - Unit 2.
2. Covenants, easements and restrictions, but omitting restrictions if any, based on race, color, religion or national original, imposed by instrument, including the terms thereof,

Recorded: November 14, 1977 Book: M-77 Page: 22105
Amended: February 13, 1978 Book: M-78 Page: 2676

Reservations from and exceptions to conveyance and warranty are easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that effect the property.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the above named Grantees, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend all and singular the said

premises unto the above named Grantees, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

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 PERSONS ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

WITNESS our signatures this the 4th day of November, 1994.

Donald Akehurst
DONALD AKEHURST

Patricia Akehurst
PATRICIA AKEHURST

STATE OF TEXAS

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COUNTY OF LUBBOCK

The foregoing instrument was acknowledged before me on the 4th day of November, 1994, by DONALD E. AKEHURST and wife, PATRICIA AKEHURST.

Rene Kessler
NOTARY PUBLIC, State of Texas

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 16th day
of November A.D., 19 94 at 11:24 o'clock A. M., and duly recorded in Vol. M94
of Deeds on Page 35205

FEE \$35.00

Evelyn Biehn

By

County Clerk