

91531

11-23-94A10 44 RCVD

K-47391

Vol. m94 Page 35936

CONDOMINIUM DEED

SHIELD CREST, INC., an Oregon Corporation, Grantor, conveys to LESTER C. FLECK, Trustee of the Lester C. Fleck Trust dated September 9, 1994, Grantee,

Unit C of Building No. 3, State II Plat of Tract 1271 - Shield Crest Condominiums, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Together with that interest in common areas as disclosed by Declaration of Shield Crest Condominiums recorded April 23, 1991, and Supplemented by Supplemental Declaration.

Also together with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M-84 on page 4256, and in Easement recorded May 23, 1990, in Volume M-90 on page 9828, Deed Records of Klamath County, Oregon.

SUBJECT TO:

1. Reservations and restrictions as shown on the plat and in the dedication of Tract 1271-Shield Crest Condominiums.
2. Declaration of Conditions and Restrictions for Tract 1271-Shield Crest Condominiums, recorded January 25, 1991, in Volume M-91 on page 1591, and recorded April 23, 1991, in Volume M-91 on page 7438, Deed Records of Klamath County, Oregon, and supplemented by Supplemental Declaration recorded November       , 1994 in M-94 on page       .
3. Bylaws of Shield Crest Condominiums Unit Owners Association, recorded January 25, 1991, in Volume M-91 on page 1606, and recorded April 23, 1991, in Volume M-91 on page 7422, Deed Records of Klamath County, Oregon.
4. Liens and assessments of Shield Crest Condominium Unit Owners' Association.
5. Terms and conditions of the Easement between Shield Crest Homeowners Association and Shield Crest, Inc., recorded May 23, 1990, in Volume M-90 on page 9828, Deed Records of Klamath County, Oregon.

The true consideration paid for this conveyance is \$165,000.00

SUBJECT TO THE FOLLOWING LAW:

"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." ORS 93.040

Dated this 16 day of November, 1994, has caused its name to be signed by resolution of the board of directors.

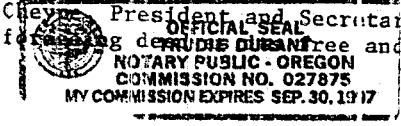
SHIELD CREST, INC.

BY Robert Cheyne  
Robert Cheyne, President

BY Helen Cheyne  
Helen Cheyne, Secretary

STATE OF OREGON )  
                          ) ss  
County of Klamath)

Personally appeared on this 16<sup>th</sup> day of November, 1994, Robert Cheyne and Helen Cheyne, President and Secretary respectively of Shield Crest, Inc. and acknowledged the foregoing as their free and voluntary act and deed.



Prudie Durant  
Notary Public for Oregon

Send Tax Statements to:  
Lester C. Fleck, Trustee  
Lester C. Fleck Trust  
147 Southshore Lane  
Klamath Falls, OR 97601

After recording return to:  
Lester C. Fleck  
147 Southshore Lane  
Klamath Falls, OR 96701

35936

35937

18818

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath Co. Title the 23rd day of Nov A.D. 1994 at 10:44 o'clock A M., and duly recorded in Vol. M94 of Deed on Page 35936

FEE \$35.00

Evelyn Biehn - County Clerk

By *Debra M. Henderson*

Unofficial Copy