

AFTER RECORDING, RETURN TO AND SEND TAX STATEMENTS TO:  
CLAUDE W. & VIRGINIA R. CROSS  
9220 S. ANDREWS CIRCLE, KLAMATH FALLS, OREGON 97603

Vol. m96 Page 17907

19935

CONDOMINIUM DEED K-48764-D

800 SHIELD CREST, INC., an Oregon corporation, Grantor, conveys to CLAUDE W. CROSS AND VIRGINIA R. CROSS, TRUSTEES OF THE C.W. AND V.R. CROSS LIVING TRUST  
DATED MARCH 11, 1992

grantee, Unit No. A of Building No. 5, Stage III Plat of Tract 1271-Shield Crest Condominiums, Building No. 5, Lot 11, Block 4 of 1257, a resubdivision of a portion of the First Addition to Shield Crest, as shown on the plat thereof filed on June 4, 1996, in Book \_\_\_\_\_ at Page \_\_\_\_\_ of the records of plats of the Clerk of Klamath County, Oregon, Klamath County Tax Lot No. \_\_\_\_\_

SUBJECT TO:

1. Right of Way Easement for Utility Purposes, including the terms and provisions thereof, given by William E. Cunningham and Mildred Cunningham, husband and wife, to El Paso Natural Gas Company, a corporation, dated September 29, 1961, recorded October 12, 1961, in Volume 333 at page 139, Deed Records of Klamath County, Oregon;

2. Reservations and restrictions on the plat and in the dedication of Tract 1257, Resubdivision of a portion of the First Addition to Shield Crest, as follows: "... said plat being subject to: 1) Easements for public utilities as shown on said plat; 2) Easement for Pine Grove Irrigation District and Klamath Project as shown on said plat and the regulations, contracts, water, and irrigation rights in connection therewith; 3) Easement for drainage as shown on said plat; 4) Building setbacks to comply with Klamath County Requirements for R-1 Zone; 5) All conditions and restrictions included in the Declaration of Shield Crest, a planned community, as recorded in Volume M 80 at page 2427, Volume M 84 at page 4256, as amended in Volume M 84, at page 6541, Volume M 85 at page 18238 and Volume M 89 at page 13036 in the Records of the Clerk of the County of Klamath, State of Oregon";

3. Declaration of Conditions and Restrictions for Shield Crest, recorded December 11, 1980 in Volume M 80 at page 24027, and recorded March 16, 1984, in Volume M 84 at page 4256, as amended by instrument, dated April 18, 1984, recorded April 19, 1984, in Volume M 84 at page 6541, as amended by instrument dated November 8, 1985, recorded November 9, 1985, in Volume M 85 at page 18238, as amended by instrument dated July 3, 1989 in Volume M 89 at page 13036, Deed Records of Klamath County, Oregon;

4. Underground Right of Way Easements, including the terms and provisions thereof, given by Shield Crest, Inc., to Pacific Power & Light Company, recorded September 19, 1988, in Volume M 88 page 15474, recorded October 27, 1988, in Volume M 88 page 18139, recorded November 30, 1988, in Volume M 88 page 20202 recorded December 15, 1988 in Volume M 88 page 21335, recorded May 16, 1989, in Volume M 89 page 8513 Deed Records of Klamath County, Oregon;

5. Declaration of Shield Crest Condominiums recorded on April 23, 1991, in Volume M 91 at page 7438 of the Deed records of Klamath County, Oregon;

6. Bylaws of Shield Crest Condominiums Unit Owners' Association recorded on April 23, 1991 in Volume M 91 at page 7422 of the Deed records of Klamath County, Oregon;

7. The terms and conditions of the Easement between Shield Crest Homeowners' Association and Shield Crest, Inc., recorded on May 23, 1990 in Volume M 90 at page 9828 of the Deed Records of Klamath County, Oregon;

8. Supplemental Declaration of Shield Crest Condominiums recorded on November 30, 1994 in Volume M 94 at page 36420 of the Deed Records of Klamath County, Oregon; and

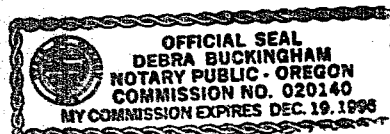
9. The Second Supplemental Declaration of Shield Crest Condominiums recorded on June 11, 1996 in Volume M 96 at page 17161 of the Deed Records of Klamath County, Oregon.

The true consideration paid for this conveyance is \$ 199,500.00.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

SHIELD CREST, INC.

By: Helen Cheyne  
Its President



STATE OF OREGON, County of Klamath) ss.

Personally appeared this 14th day of June, 1996, Helen Cheyne, President of Shield Crest, Inc., and acknowledged the foregoing Condominium Deed as its free and voluntary act and deed.

Debra Buckingham  
Notary Public for Oregon  
My Commission Expires: 12-19-96

[illegible]

100-100000

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Klamath County Title the 17th day  
of June A.D., 19 96 at 11:33 o'clock A M., and duly recorded in Vol. M96  
of Deeds on Page 17907  
Bernaetha G. Letch, County Clerk

**FEE \$35.00**

10-10-44, Vol. 1, p. 100, as recorded in Volume M-80 at page 2437.

[illegible][illegible]

2. Notification of said Crest Condominiums recorded on April 23, 1991, in the Office of the Clerk of the Board of the County of Lincoln, Oregon.

...of which Great Depression Unit General Association recorded ...  
...page 112 of the Dead records of Kilmartin ...

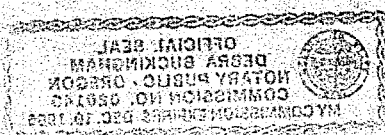
... and conditions of the easement between Shield Creek  
... and Shield Creek, Inc., recorded on May 23, 1990, in  
... the Deed Records of Klamath County, Oregon.

10-10-68, Vol 100, N 84, page 34810 of the Dead Records of Khamovnikh District of Shklovskaya Oblast. Recorded on

1962 in Volume 3 at page 1101 of the  
British County, County

199,200.00

THE PERSON SIGNING THIS INSTRUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS OF WAY FROM THE ADJACENT LAND OWNERS. THE PERSON SIGNING THIS INSTRUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS OF WAY FROM THE ADJACENT LAND OWNERS.



My Commission Expires: 12-10-96  
Notary Public for Oregon  
*[Signature]*  
I solemnly swear and swear,  
acknowledged the foregoing Condominium Deed as its free and  
true, lawful conveyance, President of Shield Creek, Inc., and  
personally appeared this 11th day of June  
STATE OF OREGON, County of Clatsop, ss.  
MY COMMISSION EXPIRES DEC 10 1996