

20991

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

Andrea D. Mallen, a single woman

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gerald I. Mallen, a single man, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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

and that grantor will warrant and forever defend the 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 \$132,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

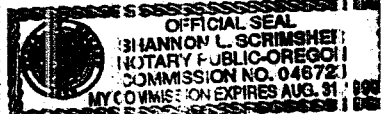
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19th day of June, 1996; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 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 30.830.

Andrea D. Mallen  
Andrea D. Mallen

STATE OF OREGON, County of Klamath ss. June 19, 1996.  
This instrument was acknowledged before me on June 19, 1996, by Andrea D. Mallen, single woman.  
This instrument was acknowledged before me on June 19, 1996, by Andrea D. Mallen.  
as of 2910 Front St Klamath Falls OR 97601



Shannon L. Scrimsher  
Notary Public for Oregon  
My commission expires August 31, 1999

Andrea D. Mallen  
2910 Front Street #B4  
Klamath Falls, OR 96701  
Grantor's Name and Address  
Gerald I. Mallen  
4300 Cress Street #2A  
Skokie, IL 60077  
Grantee's Name and Address  
After recording return to (Name, Address, Zip):  
Michael Silverman  
537 N. Wells Street  
Chicago, IL 60610  
Until requested of service send all tax statements to (Name, Address, Zip):  
Andrea D. Mallen  
2910 Front Street #B4  
Klamath Falls, OR 96701

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath ss.  
I certify that the within instrument was received for record on the day of 1996, at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.  
Witness my hand and seal of County affixed.

By NAME TITLE Deputy.

## EXHIBIT "A" LEGAL DESCRIPTION

Unit No. B-4 of HARBOR ISLES CONDOMINIUMS, PHASE II, TRACT 1284, situated in a portion of Lot 1 of Tract 1275 and a portion of HARBOR ISLES CONDOMINIUMS, PHASE I, TRACT 1288, being in the SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and further described in that certain Declaration recorded in Volume M83, page 21250 and supplemented in Volume M93, page 27937, Microfilm Records of Klamath County, Oregon, appertaining to that real property situated in Klamath Falls, Oregon, and more completely described in said Declaration, which Declaration is incorporated herein by reference and made a part hereof as if fully set forth herein, together with an undivided interest in the general common elements as pertaining to said condominiums as set forth in said Declaration, and said Condominium Unit shall be used subject to the provisions, covenants, restrictions and limitations as set forth in said Declaration, including the plats and other exhibits which are a part thereof, and the Bylaws of Harbor Isles Condominium Owners' Association recorded simultaneously therewith.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amert Title the 8th day  
of July A.D., 19 96 at 3:51 o'clock P.M., and duly recorded in Vol. M96  
of Deeds on Page 20214

FEE \$35.00

Berngetha G. Letsch, County Clerk  
By Berngetha G. Letsch