

52314

Vol. 111 Page 2639

After recording return to: 98 JAN 26 P3:12

TITLE ORDER NO: K-51868

ERICH KOLODINSKI

KEY ESCROW NO: 41-1311

3340 FOREST VIEW DRIVE

CHILOQUIN, OR 97624

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

SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL OR CORPORATION)

HELEN MAE KUNDERT, an individual Grantor,

conveys and warrants to:

ERICH KOLODINSKI and JOSEPHINE SMITH KOLODINSKI, not as tenants in common, but
with the right of survivorship, Grantee,the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No: 228765

Map No: 3507-6DB-1900

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.

The true consideration for this conveyance is \$3,500.00 . However, if
the actual consideration consists of or includes other property or other
value given or promised, such other property or value was part of the/the
whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 26 day of Jan, 1998.

GRANTOR(S):

Helen Mae Kundert
HELEN MAE KUNDERT

Washington
STATE OF ~~OREGON~~, County of Pierce) ss.

This instrument was acknowledged before me on 26th January, 1998,
by HELEN MAE KUNDERT

Andrew J. Bloom
Andrew J. Bloom
Notary Public for ~~Oregon~~ Washington

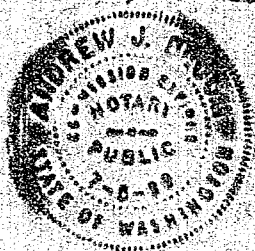
My commission expires: 07/05/99

EXHIBIT "A"

Lot 3 in Block 9 Oregon Shores Subdivision-Tract #1053, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Rules, regulations and assessments of Oregon Shores Beach Club.
2. Agreement, including the terms and provisions thereof,
 Dated : May 4, 1925
 Recorded : May 11, 1925, in Volume 65 page 584, Deed records of Klamath County, Oregon
 From : Moses John, sole heir of Doctor John, deceased, Klamath Allottee No. 1146 and Nan John, his wife
 To : the California Oregon Power Company, a corporation
3. Reservations, including the terms and provisions thereof, of an undivided 1/3 interest in all subsurface rights, except water, which said rights were reserved to Viola Knight John Ruff in trust as disclosed by instrument
 Recorded : June 8, 1958, in Volume 299 page 623, Deed records of Klamath County, Oregon.
4. Restrictions shown on the recorded plat and contained in the dedication of Tract 1053-Oregon Shores.
5. Covenants, Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument,
 Recorded : August 13, 1973, in Volume M73 page 10698, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 28th day
 of January A.D., 19 98 at 3:12 o'clock P. M. and duly recorded in Vol. M98
 of Deeds on Page 2699

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen Krow