

NS

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STATE OF OREGON,

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, 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.

NAME

TITLE

By \_\_\_\_\_, Deputy

Richard Stewart dba Suma Pacific  
P.O. Box 1251, Grants Pass, OR 97529  
Grantor's Name and Address

Richard R. Stewart  
P.O. Box 1251, Grants Pass, OR 97528  
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

**Same as Grantee**

Until requested otherwise, send all tax statements to (Name, Address, Zip):

**Same as Grantee**

SPACE RESERVED  
FOR  
RECORDER'S USE

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Richard Stewart dba Suma Pacific

rika Suma Pacific Corp

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Richard R. Stewart

hereinafter called 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:

Lot 14, Block 13 and Lot 12 and Lot 13, Block 16, OREGON SHORES SUBDIVISION, TRACT 1053, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

\* continued on the reverse side of this deed \*

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 except (if no exceptions, so state):

--- as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed.

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 \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☒ part of the (indicate which) consideration.® (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 18th day of June, 2018; if grantor is a corporation, 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 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.

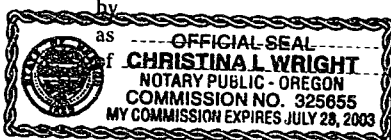
Richard R. Stewart, individually and as President of Surma Pacific Corp.

STATE OF OREGON, County of Josephine ) ss

This instrument was acknowledged before me on August 12<sup>th</sup> by Richard K. Stewart

This instrument was acknowledged before me on

the instrument was acknowledged before me on



Notary Public for Oregon

My commission expires July 28, 2003

~~L~~ ... ~~ac~~  
30 SCA ! T.M. and

\* Continued from reverse side \*

## SUBJECT TO:

1. Reservations as contained in plat dedication, to wit:  
" A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines;  
16 foot utility easements centered on lot lines or as shown on the annexed plat, said easements to provided ingress  
and egress for construction and maintenance of said utilities with any planting or structures placed thereon by the lot  
owners to be at his own risk; All streets to be maintained by the lot owners within this subdivision; Additional restrictions  
or conditions as provided for in any recorded protective covenants."
2. Subject to terms and provisions of Oregon Shores Recreational Association.
3. An 8 foot utility easement along rear lot line as shown on dedicated plat. (Affects Lot 14, Block 13)

State of Oregon, County of Klamath

Recorded 8/12/99, at 3:30 p. m.In Vol. M99 Page 32626

Linda Smith,

County Clerk Fee \$ 35 *RL*