

R.P.T.T. #10.40

NA

BARGAIN AND SALE DEED — STATUTORY FORM

INDIVIDUAL GRANTOR



Douglas Ray Schultz and Debra Anne Schultz, Husband and Wife, Grantor, conveys to Micheal S. Warner and JoAnne Warner, Husband and Wife, Joint Tenancy.

Grantee, the following real property situated in Douglas County, Nevada to-wit:

An undivided one-three thousand and thirteenth (1/3213) interest as a tenant-in-common in the following described real property (The Real Property):

See attached exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$7,900.00. (Here comply with the requirements of ORS 93.030)

Dated this 15 day of March, 1994

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.

Handwritten signatures of Douglas Ray Schultz and Debra Anne Schultz.

STATE OF OREGON, County of LINN

This instrument was acknowledged before me on March 15, 1994 by Douglas Ray Schultz and Debra Anne Schultz



Handwritten signature of Kathryn K Ramirez, Notary Public for Oregon, My commission expires January 21, 1995.

BARGAIN AND SALE DEED

Douglas Ray Schultz GRANTOR
Debra Anne Schultz GRANTOR
Micheal S. Warner GRANTEE
JoAnne Warner GRANTEE

After recording return to: Douglas Schultz, 508 N. Nebergall Loop, Albany, Or. 97321

Until a change is requested, all tax statements shall be sent to the following address: Kingsbury Crossing Owners Association, P.O. Box 6600, Stateline, NV. 89449

SPACE RESERVED FOR RECORDER'S USE

NEVADA 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 ... or as fee/tile/instrument/microfilm/reception No... Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE By Deputy

332718

BK0394PG3604

Exhibit A

R.P.T.T. 10.40

Order No. 6803-0219/1385

Portion of APR 07-130-19

GRANT BARGAIN AND SALE DEED

This indenture witnesseth, that BANK OF CALIFORNIA, N.A., a national banking association, and DOUGLAS COUNTY TITLE CO., INC., a Nevada corporation, as Co-Trustees of the Kingsbury Crossing Trust, in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain and sell to Douglas R. Schultz and Debra A. Schultz husband and wife as Joint Tenancy

the following real property in the County of Douglas, State of Nevada:

An undivided one-three thousand two hundred and thirteenth (1/3213) interest as a tenant-in-common in the following described real property (The Real Property):

A portion of the North one-half of the Northwest one-quarter of Section 26, Township 13 North, Range 18 East, MDB&M, described as follows: Parcel 3, as shown on that amended parcel Map for John E. Michelsen and Walter Cox recorded February 3, 1981, in Book 281 of Official Records at page 172, Douglas County, Nevada, as Document No. 53178, said map being an amended map of Parcels 3 and 4 as shown on that certain map for John E., Michelsen and Walter Cox, recorded February 10, 1978, in Book 278, of Official Records at page 591, Douglas County, Nevada, as Document No. 17578.

Excepting from the real property the exclusive right to use and occupy all of the Dwelling Units and Units as defined in the "Declaration of Timeshare Use" and subsequent amendments thereto as hereinafter referred to.

Also excepting from the real property and reserving to grantor, its successors and assigns, all those certain easements referred to in paragraphs 2.5, 2.6 and 2.7 of said Declaration of Timeshare Use and amendments thereto together with the right to grant said easements to others.

Together with the exclusive right to use and occupy a "Unit" as defined in the Declaration of Timeshare Use recorded February 16, 1983, in Book 283, at page 1341 as Document No. 76233 of Official Records of the County of Douglas, State of Nevada and amendment to Declaration of Timeshare Use recorded April 20, 1983 in Book 483 at page 1021, Official Records of Douglas County, Nevada as Document No. 78917, and second amendment to Declaration of Timeshare Use recorded July 20, 1983 in Book 783 of Official Records at page 1688, Douglas County, Nevada as Document No. 084425 (Declaration), during a "Use Period", within the High Season within the "Owner's Use Year", as defined in the Declaration, together with a nonexclusive right to use the common areas as defined in the Declaration.

Subject to all covenants, conditions, restrictions, limitations, easements, rights and rights-of-way of record.

This deed is made and accepted subject to the condition subsequent as set forth in Paragraph 9.2(b) of said Declaration of Timeshare Use.

Mail Tax Statements to:

332718

Kingsbury Crossing
Owners Association
P.O. Box 5446
Stateline, NV 89449

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COPY

REQUESTED BY
Douglas Schultz
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

94 MAR 18 P3:55

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DOZANNE DEARDREAU
RECORDER
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