

92486

WARRANTY DEED

Vol. 74 Page 10565

D-CHUTES ESTATES, OREG. LTD., a limited partnership, hereinafter called grantor, conveys to Edgar H. Stutheit and Ruth M. Stutheit husband and wife all that real property situated in Klamath County, State of Oregon, described as:

Lot 20, Block 8, Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon,

and covenants that grantor is the owner of the above described property free of all encumbrances except those contained in patent of the United States Government, the State of Oregon, and reservations contained in the dedication of Tract 1042 of record in Klamath County, Oregon; rights of the Federal Government, the State of Oregon, and the general public in any portion of the above described property lying below the high water line of the Little Deschutes River; and the following further restrictions: (1) Animals will be restricted to household pets. No cows, pigs, chickens, ducks or goats; three horses per lot maximum. (2) Buildings shall be constructed in a workmanlike manner and comply with state and county building codes. (3) Any mobile home used as a permanent residence shall have a retail value of \$5,000 or more when installed. (4) All owners shall be responsible for maintaining their lots free of trash and refuse at all times. (5) No tents shall be used as dwellings on the property. (6) No business shall be conducted on the property, except for Lots 1 and 2, Block 7; Lots 1 and 2, Block 12; Lots 11 and 12, Block 6; and Lots 1 and 2, Block 13. (7) Owners shall comply with all sanitary laws and regulations of Klamath County and the State of Oregon; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 1,295.00.

DATED this 28th day of August, 197 4.

D-CHUTES ESTATES, OREG., LTD., a limited partnership

By Barbara A. Colburn
Barbara A. Colburn
General Partner

STATE OF OREGON,)
) ss.
County of Deschutes)

August 28, 1974, 197

Personally appeared BARBARA A. COLBURN, general partner of D-CHUTES ESTATES, OREG., LTD., and acknowledged the foregoing to be its voluntary act. Before me:

Danny L. David Danny L. David
Notary Public for Oregon
My commission expires: Dec. 20, 1977

Send taxes to grantees as above at 4079 Kildaire Eugene, Oregon 97404
Return to Dan David & Associates Ltd. 774 Ariston Ct. Eugene, Ore. 97404

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 29th day of AUGUST A. D., 19 74 at 12:47 o'clock P.M., and duly recorded in DEEDS
Vol. M 74 of DEEDS on Page 10565

FEE \$ 2.00

WM. D. MILNE, County Clerk

By Angie L. Dugie Deputy

AUG 29 12 47 PM 1974