

32597

RECORDING REQUESTED BY

DOUGLAS E. LORD

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AND WHEN RECORDED MAIL TO

Name Douglas E. Lord, Esq.  
 Street Address 145 Park Place  
 City State Zip Pt. Richmond, Ca. 94801

MAIL TAX STATEMENTS TO

Name Mrs. Dea Balint  
 Street Address 565 Sunnyview Dr. #203  
 City State Zip Pinole, Ca. 94564

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRANSFER TAX \$ NONE

FOR CONSIDERATION LESS THAN \$100.00

**GRANT DEED**

(Escrow No. ....)

By this instrument dated July 5, 1977, for a valuable consideration,

ANDRAS J. BALINT, husband of the herein named Grantee

hereby GRANTS to

DEA BALINT, wife of the herein named Grantor, as her sole and separate property,

the following described Real Property in the State of Oregon County of Klamath

City of .....

SEE EXHIBIT "A" ATTACHED HERewith AND  
MADE A PART HEREOF

This Deed is made, executed and delivered to carry out  
 the mutual desire and agreement of the parties hereto  
 that said property shall become vested in the Grantee  
 herein as her sole and separate property.

No transfer tax due US\$0.00

Andras J. Balint  
 ANDRAS J. BALINT

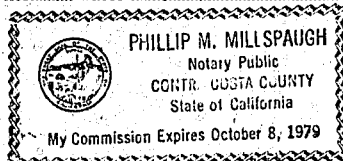
STATE OF CALIFORNIA

COUNTY OF Contra Costa

On July 5, 1977, before me, the undersigned, a Notary Public in and for said  
 County and State, personally appeared Andras J. Balint

person is whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Notary's Signature



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Revised 9-67 Form No. 340

6. May  
 7. To be done  
 8. The a period such as  
 9. That the period same be per trailer or which have  
 10. All fires season, and pu

EXHIBIT "A"

W1/2N1/2NE1/4SE1/4, Section 2, Township 35 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Right of Way for road purposes granted to the United States of America by instrument recorded Nov. 7, 1958, in Misc. Records 13 at page 265; Reservations and restrictions as set forth in deed recorded April 6, 1959, in Deed Vol. 311 at page 286; Reservations as set forth in deed recorded May 25, 1960, in Deed Vol. 321 at page 402, modified by Decree filed Nov. 12, 1969, in Circuit Court Journal M-69 at page 6695; Easement and other rights as disclosed by deed recorded May 25, 1960, in Book 321 at page 402, modification by Decree filed Nov. 12, 1969 in Circuit Court Journal M-69 at page 6695; Right of Way for ditches or canals constructed by authority of the United States as disclosed by Indian Deed recorded Feb. 13, 1930, in Deed Vol. 88, page 621; Reservations and restrictions as set forth in Land Status Report, recorded Oct. 28, 1958, in Deed Vol. 305 at page 457; and also subject to any other existing easements for public roads and highways, for public utilities, and for railroads and pipe lines, and for any other easements or rights of way of record; and to the following building and use restrictions which grantee assumes and agrees to fully observe and comply with, to-wit;

1. That no person shall ever suffer or permit any unlawful, unsightly or offensive use to be made of said premises, nor will any person suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood.
2. That no lot shall be used for industrial or manufacturing purposes.
3. That no building, except one summer home or residence and the usual and necessary outbuildings thereto, shall ever be erected on any one lot, with a minimum of 600 square feet; the electricity, plumbing and septic tank to comply with State of Oregon regulations.
4. That no building shall ever be erected within 30 feet of any exterior property line.
5. That no tree larger than 4 inches in diameter 24 inches above the ground may be cut, except to clear the land for a permanent structure or driveway.
6. That no hunting shall be permitted on any of said lots, and no firearms may be discharged from any of said lots, except for the owner.
7. That garbage must be disposed of in a sanitary manner, and burning must be done in a barrel with a cover of 1/2-inch wire mesh screen.
8. That owners may permit guests to camp or pitch tents on their lots for a period of not more than two weeks at any one time; provided, however, that such camping shall be done in a good and campmanlike manner.
9. That no temporary housing shall be permitted on any lot, except during the period of construction of a permanent residence, and in no event shall same be permitted for a period in excess of 90 days; provided, however, trailer or mobile homes may be used as permanent dwellings on the premises which have a retail cost of not less than \$1,500.00.
10. All fires for burning slash shall be done in the properly authorized season, and pursuant to United States Forest Service and/or Klamath Forest



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Protective Service regulations. Fireplaces in all buildings shall have a heavy mesh screen permanently affixed thereto in the flue fine enough to prevent the passage of sparks. No outdoor fires, other than for the clearing of ground, shall be allowed except in permanent fireplaces or firepits, which shall be in the center of an area with a 30-foot cleared radius of all inflammables and which shall have a water hose connection with said area with 100 feet of hose and sufficient water supply and pressure to operate said hose.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~

this 18th day of JULY A. D. 1977 at 10:22 o'clock A.M., and  
duly recorded in Vol. M 77 of DEEDS on Page 12616

FEE \$ 9.00

Wm D. MILNE, County Clerk

By Pat McCullough

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While interest and principal are to be paid to the beneficiary, the collector of such amounts is not responsible for the amount of a defect in such insurance policy, such as the amount of the interest and principal.