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WARRANTY DEED

CHARLES W. SQUIRES AND LORETTA D. SQUIRES, as tenants in common, Grantors, convey and warrant to WILLIAM F. JOHNSON AND PEGGIE A. JOHNSON, husband and wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

Lot 1 of Block 6, TRACT 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO the following exceptions:

1. Taxes for the fiscal year 1979-1980, a lien, not yet payable.
2. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Little Deschutes River.
3. A 25 foot setback line as shown on dedicated plat.
4. Restrictions as contained in plat dedication, to wit: "(1) Building setback lines as shown on the annexed plat; (2) A 16 foot public utilities easement centered on all back and side lot lines for the purpose of constructing and maintaining said public utilities, with any fences or plantings to be placed thereon at the lot owners risk; (3) One foot street plugs and reserve strips as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is developed; (4) All sanitary facilities subject to the approval of the County Sanitarian; (5) Rear lot lines of those lots on Little Deschutes River and Hemlock Creek are in the center of the main channel and will remain in the center of said channel regardless of any meandering of said channel; (6) Sanitary setback lines from Little Deschutes River and Hemlock Creek as shown on the annexed plat; (7) A 15 foot easement for public use, measured horizontally inland from the main high water line on each side of Little Deschutes River and Hemlock Creek; (8) Access to Two Rivers Road is vacated on all lots fronting on Two Rivers

-1- Warranty Deed

LAW OFFICE OF
DAVID F. P. GUYETT
1183 N.W. WALL STREET
BEND, OREGON 97701

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Road except Lots 8 and 9 of Block 10; (9) All easements and reservations of record."

5. Reservations and restrictions as contained in Deed recorded November 30, 1978 in Volume M78, Page 26948, Microfilm Records of Klamath County, Oregon, to wit: "(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 \$5,000.00 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 conveyance is the sum of \$7,000.00.

Until a change is requested, all tax statements shall be sent to the following address: 1623 Maple St.

Florence, Oregon 97439

DATED this 28th day of September, 1979.

Charles W. Squires
CHARLES W. SQUIRES

Loretta D. Squires
LORETTA D. SQUIRES

STATE OF OREGON)

) ss.

County of Curry

NOTARY

On this 28th day of Sept, 1979, personally appeared before me the above named Charles W. Squires and Loretta D. Squires and acknowledged the foregoing instrument to be their voluntary act and deed.

Terri A. Miller
Notary Public for Oregon

My commission expires: 5-24-82

2 and last Warranty Deed LAW OFFICES OF
DAVID F. P. GUYETT
1183 N.W. WALL STREET
HEND, OREGON 97701

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 8th day of October A.D., 19 79 at 2:18 o'clock P M., and duly recorded in Vol M79 of Deeds on Page 23763.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernice Shetcher Deputy