

KCTCO  
88632

## - WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOANNE G. MELVIN and PHYLLIS I. CHRISTENSEN, Grantors, for the consideration hereinafter stated to grantors paid by JOHN W. WHITWORTH and EILEEN F. WHITWORTH, husband and wife, Grantees, do hereby grant, bargain, sell and convey unto grantees, their heirs and assigns, the following described real property in Klamath County, Oregon, to-wit:

PARCEL ONE: A parcel of land situated in Section 6, Twp.36 S. R. 13 E.W.M., being described as follows:

Commencing at the Northwest corner of the Northeast quarter of said Section 6; thence N. 89°55'50" E. along the northerly line of said Section 6, 901.75 feet; thence leaving said section line S. 20°24'00" W., 641.45 feet to the point of beginning for this description; thence continuing S. 20°24'00" W., 366.00 feet; thence S. 69°36'00" E., 599.60 feet; thence N. 20°24'00" E., 366.00 feet; thence N. 69°36'00" W., 599.60 feet to the point of beginning.

PARCEL TWO: A parcel of land situated in Section 6, Township 36 South, Range 13 E.W.M., being more particularly described as follows:

Commencing at the northwest corner of the Northeast quarter of said Section 6; thence N. 89°55'50" E. along the northerly line of said Section 6, 901.75 feet; thence leaving said section line S. 20°24'00" W., 1007.45 feet to the point of beginning for this description; thence continuing S. 20°24'00" W., 366.00 feet; thence S. 69°36'00" E., 599.60 feet; thence N. 20°24'00" E., 366.00 feet; thence N. 69°36'00" W., 599.60 feet to the point of beginning.

SUBJECT TO: Reservations and restrictions contained in deed of Tribal Property to Bthel DeLorme and Cleo Atchley, recorded June 11, 1959 in Deed Vol.313, page 279, records of Klamath County, Oregon; rights of the public in and to any portion of the herein described premises lying within the limits of any roads or highways; easements and rights of way of record or apparent on the land; and to taxes for fiscal year commencing July 1, 1975 which are now a lien but are not yet payable, ALSO easements as shown on exhibit A attached hereto.

TO HAVE AND TO HOLD the same unto grantees, their heirs and assigns, forever.

Grantors hereby covenant to and with said grantees, their heirs and assigns, that they are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as above set forth, and that they will warrant and forever defend the said premises 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 is \$6260.00.

**WILLIAM P. BRANDSNESS**  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

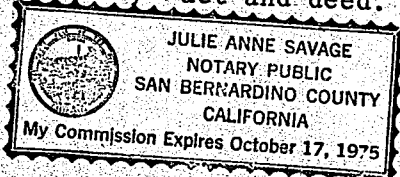
15834  
IN WITNESS WHEREOF, Grantors have hereunto set their hands this  
October  
1 day of ~~September~~, 1975.

STATE OF CALIFORNIA

County of San Bernardino

SS October 1, 1975

Personally appeared the within named Joanne G. Melvin and Phyllis I. Christensen, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:



Julie Anne Savage  
Notary Public for California

My Commission expires: October 17, 1975

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

John W. Whitworth and Eileen F. Whitworth

4120 South "J" St.

Ox

Return to:  
Mr. & Mrs. John Whitworth  
2220 West Hemlock  
Oxnard, CA 93030

WILLIAM P. BRANDSNESS  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

## "Exhibit A"

SUBJECT TO: Easements and rights of way of record and those apparent on the land; Road, power and telephone easements as shown on the partition map on file in Records of Klamath County, Oregon; Reservations and Restrictions of Record; and to the following building and use restrictions which Vendee 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 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.
3. 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, and further, all owners must comply with the fire protective governing body in that area.
4. That lot owners may permit guests to camp or pitch tents on their lots for a period of not more than 90 days at any one time; provided, however, that such camping shall be done in a good and camomani-like manner.
5. That no temporary housing shall be permitted on any lot, except during the period of construction of a permanent residence, which the exteriors of the residence or any other permanent building is required to be completed within a period of two years after said construction is started, and in no event shall same be permitted for a period in excess of two years; provided, however, a mobile home may be used as permanent dwellings on the premises.
6. It is understood by all owners that the subject property is zoned, S P I, and they are required to comply with all restrictions as set out in this zone under the Klamath County zoning Ordinance.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.  
 this 21st day of August A. D. 1980 at 2:00 o'clock P. M., or  
 by recorded in Vol. 480, of Deeds on Page 15833

Wm D. MILNE, County Clerk

By Bernethard Detoch

Fee \$10.50