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-WARRANTY DEED-

KNOW ALL MEN BY THESE PRESENTS, that JOANNE G. MELVIN and PHYLLIS I. CHRISTENSEN, Grantors, convey to BERNARD N. OECHSNER and GEORGIA OECHSNER, husband and wife, Grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

PARCEL 1: A parcel of land situated in Section 6, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, 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, 1373.45 feet to the point of 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 2: A parcel of land situated in Section 6, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at the Southwest corner of the Northeast Quarter of said Section 6; N 00°00'11" W along the Westerly line of said Northeast Quarter, 708.00 feet; thence leaving said Westerly quarter section line East 167.74 feet; thence S 69°45'49" E, 157.02 feet; thence South, 653.43 feet; thence S 89°57'08" W, 315.03 feet to the point of beginning.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above, AND Easements as shown on Exhibit A. attached.

The true and actual consideration for this transfer is Seven Thousand Fifty-five and No/100ths (\$7,055.00) DOLLARS.

DATED this 14 day of November, 1975.

Joanne G. Melvin
Phyllis I. Christensen

STATE OF CALIFORNIA)

County of San Bernardino

ss. 14 November, 1975.

Personally appeared the above-named JOANNE G. MELVIN and PHYLLIS I. CHRISTENSEN, and acknowledged the foregoing instrument to be their voluntary act. Before me:



M. Grant Cornelius
Notary Public for California
My Commission expires: 10 December 1977

Until a change is requested, all tax statements shall be mailed to the following address: Grantee 26377 - 9th St.

Highland, Ca 92346

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

Return to Sam

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"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 Vendor 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 camomanlike 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 ~~the~~ the

this 19th day of February A.D. 1981 at 3:18 o'clock P. M., and
duly recorded in Vol. M81, of Deeds on Page 3014

By Lyn Biehn, County Clerk
Fee \$7.00