

WARRANTY DEED  
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HARRY D. BOIVIN and VIVIAN BOIVIN, husband and wife,  
Grantors convey and warrant to MICHAEL W. PEARCE and ANNETTE  
R. PEARCE, husband and wife, Grantees, the following described  
real property located in Klamath County, State of Oregon, free  
of all encumbrances except as specifically set forth herein:

Lot 9 in Block 2 of Rolling Hills, Tract 1099,  
according to the official plat thereof on file in  
the office of the County Clerk of Klamath County,  
Oregon

## SUBJECT TO:

1. Reservations, restrictions, rights of way, easements  
of record and those apparent on the land;
2. Taxes for 1984-85 are now a lien, but not yet due  
and payable;
3. Rules, regulations and assessments of Rolling Hills  
Road and Drainage Association;
4. Reservations and restrictions contained in the  
dedication of Rolling Hills as follows: " . . . said plat being  
subject to the following restrictions: 1) Building setback lines  
of 75 feet from the centerline of the street on which the lot  
sides. 2) Public utility easements 16 feet in width centered on  
all side and back lot lines. 3) One foot reserve strips (street  
plugs) as shown on the annexed plat to be dedication to Klamath  
County and released by resolution of the County Commissioners  
when the adjoining property is properly developed. 4) All  
sanitary facilities subject to the approval of the Oregon Department  
of Environmental Quality. 5) Access to Reeder Road, a county road,  
is hereby vacated for Lot 5, block 1 and Lot 7, Block 2. 6) Access  
to the proposed road adjacent to the north boundary of said "Rolling  
Hills" is hereby vacated for Lots 1, 9, 10, 11, 13, 14 and 15, Block  
1 and all of Block 3. 7) Drainage easements as shown on the  
annexed plat."
5. Restrictive covenants for Rolling Hills, Tract No.  
1099, recorded October 16, 1974, in Deed Vol. M74, page 13496,  
as amended by instrument recorded October 1, 1975, in Deed Vol.  
M75, page 11919, records of Klamath County, Oregon.
6. County Improvement Unit No. 107 for paving, the original  
amount of \$1,600.58, payable in semi annual installments of \$80.03,  
Present balance \$1,120.40, next installment due September, 1984,  
which said County Improvement Unit No. 107, Grantees agree to assume  
and pay holding Grantors harmless therefrom.

The true and actual consideration paid for this conveyance is \$10,000.00.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. Grantees should check with the appropriate city or county planning department to verify approved uses.

WITNESS Grantors' hands this 13 day of July, 1984.

VIVIAN BOIVIN

by: Harry D. Boivin

Her Attorney-in-fact

HARRY D. BOIVIN

STATE OF OREGON           )  
                                  ) ss.  
County of Klamath        )

Personally appeared HARRY D. BOIVIN and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Susan Kay Way  
Susan Kay Way

Notary Public for Oregon

My commission expires 6/4/1985

NOTARY PUBLIC FOR OREGON

My Commission Expires: \_\_\_\_\_

STATE OF OREGON           )  
                                  ) ss.  
County of Klamath        )

Personally appeared HARRY D. BOIVIN, who, being duly sworn, did say that he is the attorney-in-fact for VIVIAN BOIVIN and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the deed and act of said principal.

BEFORE ME:

Susan Kay Way  
Susan Kay Way

Notary Public for Oregon

My commission expires 6/4/1985

NOTARY PUBLIC FOR OREGON

My Commission Expires: \_\_\_\_\_

Unless a change is requested all future tax statements shall be sent to:

AFTER RECORDING RETURN TO:

Mr. and Mrs. Michael W. Pearce  
6800 South Sixth Street #24  
Klamath Falls, Oregon 97601

Mr. and Mrs. Michael W. Pearce  
6800 South Sixth Street #24  
Klamath Falls, Oregon 97601

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 16 day of July A.D., 1984 at 11:33 o'clock A M, and duly recorded in Vol 484, of Dee s on page 11905.

EVELYN BIEHN, COUNTY CLERK

Fee: \$ 3.00

by: P. Smith, Deputy