

WARRANTY DEED-STATUTORY FORM  
INDIVIDUAL GRANTOR

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57714

JOHN FRANKLIN LEE

Grantor,

conveys and warrants to GRADY W. FLOYD

except as specifically set forth herein situated in Lane County, Oregon, to-wit:  
Grantee, the following described real property free of encumbrances

Lot 2, Block 6, CRES-DEL ACRES SECOND ADDITION, according to official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE  
The said property is free from encumbrances except easements, reservations and restrictions, including, but not limited to, those reservations listed on the attached Exhibit "A", which is by this reference incorporated herein as though fully set forth.

The true consideration for this conveyance is \$5,704.87 (Here comply with the requirements of ORS 93.030)

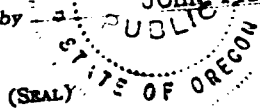
Dated this 22nd day of January, 19 86

John Franklin Lee  
John Franklin Lee

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, County of Lane  
This instrument was acknowledged before me on  
by JOHN FRANKLIN LEE

January 22, 19 86  
Z. E. Thompson  
Notary Public for Oregon  
My commission expires 09/02/90



WARRANTY DEED	
<u>John Franklin Lee</u>	GRANTOR
<u>Grady W. Floyd</u>	GRANTEE
<u>353 North 18th St.</u>	
<u>Springfield, OR 97477</u>	
GRANTEE'S ADDRESS, ZIP	
After recording return to:	
<u>Grady W. Floyd</u>	
<u>353 North 18th St.</u>	
<u>Springfield, OR 97477</u>	
NAME, ADDRESS, ZIP	
Until a change is requested, all tax statements shall be sent to the following address:	
<u>Grady W. Floyd</u>	
<u>353 North 18th St.</u>	
<u>Springfield, OR 97477</u>	
NAME ADDRESS ZIP	

STATE OF OREGON,  
County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_.  
Record of Deeds of said County.  
Witness my hand and seal of County affixed.  
\_\_\_\_\_  
NAME TITLE  
By \_\_\_\_\_ Deputy

1. Reservations as contained in plat dedication, to wit:  
 "(1) A 16 foot easement along the river and centered on lot lines between Lots 1 and 8 and Lots 12 and 13 of Block 3 to provide access to river; (2) A 50 foot easement along Easterly side of all lots abutting on Oregon Highway No. 58 to provide for construction of future road; (3) A 16 foot utility easement along side of lots abutting on Karen Way and centered on all lines between lots; (4) Additional restrictions as provided in recorded protective covenants."
2. Restrictions as contained in Deed to George V. Larsen and Margaret E. Larsen recorded in Volume M68, page 10269, Microfilm Records of Klamath County, Oregon, including but not limited to the following:
  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 trailer used as a permanent residence shall have a retail value of \$1500 or more when installed.
  4. Businesses shall be restricted to lots having highway frontage only.
  5. All lot owners shall be responsible for maintaining their lots free of trash and refuse at all times.
  6. No tents shall be used as dwellings on the property."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
 of January

A.D. 19 86 at 1:33 o'clock P M., and duly recorded in Vol. 486  
 of Deeds on Page 1552 day

FEE \$9.00

Evelyn Biehn, County Clerk  
 By Tom Smith

Exhibit "A"