

62140

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RECORDING REQUESTED BY
JAMES L. QUICK, ESQ.
1393 Solano Ave.
Albany, CA 94706
And When Recorded Mail This Deed and, Unless
Otherwise Shown Below, Mail Tax Statements To:

NAME [Mr. and Mrs. Paul
STREET ADDRESS [Sloboda
CITY, STATE, ZIP [17 Jean Court
[San Pablo, CA 94806]

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Title Order No. _____ Escrow No. _____

DOCUMENTARY TRANSFER TAX \$ none

COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,

OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE. 1

Signature of Declarant or Agent determining tax. Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Paul Sloboda and Mildred E. Sloboda, husband and wife,

hereby GRANT(S) to

Paul Sloboda and Mildred E. Sloboda, as Trustees of The Paul and
Mildred E. Sloboda Revocable Living Trust (created by a Declaration
of Trust dated

the following described real property in the
county of Klamath

, state of ~~California~~ Oregon:

For description of the premises, see Exhibit "A" attached hereto
and made a part hereof.

R 3512 00200 01100 000 00

Dated May 9, 1986.
STATE OF CALIFORNIA
COUNTY OF Contra Costa } SS.
On May 9, 1986 before me, the under-
signed, a Notary Public in and for said County and State,
personally appeared Paul Sloboda and
Mildred E. Sloboda

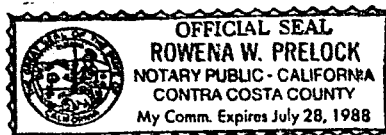
Paul Sloboda
PAUL SLOBODA
Mildred E. Sloboda
MILDRED E. SLOBODA

proved to me on the basis of
satisfactory evidence ~~known to me~~
to be the person s whose name s are subscribed to the
within instrument and acknowledged that they
executed the same.

Rowena W. Prelock

Name (Typed or Printed)

Notary Public in and for Said County and State



(Space above for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

Exhibit "A"

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Real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

E1/2N1/2NW1/4SE1/4, Section 2, Township 35 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Right of Way for road purposes granted to the United States of America by instrument recorded Nov. 7, 1958, in Misc. Records 13 at page 265; Reservations and restrictions as set forth in deed recorded April 6, 1959, in Deed Vol. 311 at page 286; Reservations as set forth in deed recorded May 25, 1960, in Deed Vol. 321 at page 402, modified by Decree filed Nov. 12, 1969, in Circuit Court Journal M-69 at page 6695; Easement and other rights as disclosed by deed recorded May 25, 1960, in Book 321 at page 402, modification by Decree filed Nov. 12, 1969 in Circuit Court Journal M-69 at page 6695; Right of way for ditches or canals constructed by authority of the United States as disclosed by Indian Deed recorded Feb. 13, 1930, in Deed Vol. 88, page 621; Reservations and restrictions as set forth in Land Status Report, recorded Oct. 28, 1958, in Deed Vol. 305 at page 457; and also subject to any other existing easements for public roads and highways, for public utilities, and for railroads and pipe lines, and for any other easements or rights of way of record; and to the following building and use restrictions which grantee 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 lot shall be used for industrial or manufacturing purposes.
3. That no building, except one summer home or residence and the usual and necessary outbuildings thereto, shall ever be erected on any one lot, with a minimum of 600 square feet; the electricity, plumbing and septic tank to comply with State of Oregon regulations.
4. That no building shall ever be erected within 30 feet of any exterior property line.
5. 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.

6. That no hunting shall be permitted on any of said lots, and no firearms may be discharged from any of said lots, except for the owner.

7. 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.

8. That lot owners may permit guests to camp or pitch tents on their lots for a period of not more than two weeks at any one time; provided, however, that such camping shall be done in a good and campmanlike manner.

9. That no temporary housing shall be permitted on any lot, except during the period of construction of a permanent residence, and in no event shall same be permitted for a period in excess of 90 days; provided, however, trailer or mobile homes may be used as permanent dwellings on the premises which have a retail cost of not less than \$1,500.00.

10. All fires for burning slash shall be done in the properly authorized season, and pursuant to United States Forest Service and/or Klamath Forest Protective Service regulations. Fireplaces in all buildings shall have a heavy mesh screen permanently affixed thereto in the flue fine enough to prevent the passage of sparks. No outdoor fires, other than for the clearing of ground, shall be allowed except in permanent fireplaces or firepits, which shall be in the center of an area with a 30-foot cleared radius of all inflammables and which shall have a water hose connection with said area with 100 feet of hose and sufficient water supply and pressure to operate said hose.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 4th day
of June A.D., 19 86 at 10:01 o'clock A M., and duly recorded in Vol. M86
of _____ Deeds on Page 9632

FEE \$18.00

Evelyn Biehn, County Clerk
By *[Signature]*