

81387

WARRANTY DEED

Vol. M81 Page 20358

PIERRE J. LANDRY, JR. and VIVIAN G. LANDRY, husband and wife, Grantors, convey and warrant to GREGORY R. BARROWS and DEBORAH A. BARROWS, husband and wife, Grantees, the following described real property, free of encumbrances, except as specifically set forth herein.

Lot 13 in Block 7 of TRACT 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to and excepting:

1. Taxes for the fiscal year 1980-81, a lien not yet due and payable.
2. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Little Deschutes River.
3. A 25 foot building setback line, as shown on dedicated plat.
4. Restrictions as contained in plat dedication, to wit:
 - "(1) Building setback lines as shown on the annexed plat;
 - (2) A 16 foot public utilities easement centered on all back and side lot lines for the purpose of constructing and maintaining said public utilities, with any fences or plantings to be placed thereon at the lot owners risk; (3) One foot street plugs and reserve strips as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is developed; (4) All sanitary facilities subject to the approval of the County Sanitarian; (5) Rear lot lines of those lots on Little Deschutes River and Hemlock Creek are in the center of the main channel and will remain in the center of said channel regardless of any meandering of said channel; (6) Sanitary setback lines from Little Deschutes River and Hemlock Creek as shown on the annexed plat; (7) A 15 foot easement for public use, measured horizontally inland from the main high water line of each side of Little Deschutes River and Hemlock Creek; (8) Access to Two Rivers Road is vacated on all lots fronting on Two Rivers Road except Lots 8 and 9 of Block 10; (9) All easements and reservations of record."
5. Reservations as contained in Deed recorded March 15, 1976 in Volume M76, Page 3628, Microfilm Records of Klamath County, Oregon, to wit:
 - "(1) Animals will be restricted to household pets. No cows, pigs, chickens, ducks or goats; three horses per lot

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LUVAA, COBB, RICHARDS & FRASER, P.C.
ATTORNEYS AT LAW
777 HIGH STREET
EUGENE, OREGON 97401
484-9292

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maximum; (2) Buildings shall be constructed in a workmanlike manner and comply with State and County building codes; (3) Any mobile home used as a permanent residence shall have a retail value of \$5,000.00 or more when installed; (4) All lot owners shall be responsible for maintaining their lots free of trash and refuse at all times; (5) No tents shall be used as dwellings on the property; (6) No business shall be conducted on the property except for Lots 1 and 2, Block 7; Lots 1 and 2, Block 12, Lots 11 and 12, Block 6; and Lots 1 and 2, Block 13; (7) Owners shall comply with all sanitary laws and regulations of Klamath County and the State of Oregon; and grantor will warrant and defend the same against all persons who may lawfully claim the same, except as shown above."

6. Real Estate Contract, including the terms and provisions thereof, dated March 17, 1976, recorded March 22, 1976 in Volume M76, Page 4064, Microfilm Records of Klamath County, Oregon, between C. R. Youngdahl and Helen E. Youngdahl, Vendor, and Dan David and Donna David, Vendee.

The Vendees' interest in said Real Estate Contract was assigned by instrument
Dated: March 10, 1977
Recorded: March 14, 1977

Volume: M77, Page 4300, Microfilm Records of
Klamath County, Oregon
To: Pierre J. Landry Jr. and Vivian G. Landry,
husband and wife

Which contract the Grantee will assume and agree to pay and perform according to the terms thereof.

The true and actual consideration for this conveyance is FORTY FIVE THOUSAND DOLLARS (\$45,000).

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

DATED this 26 day of September, 1980.

GRANTOR

Pierre J. Landry Jr.
PIERRE J. LANDRY, JR.

Vivian G. Landry
VIVIAN G. LANDRY

STATE OF OREGON)
County of Lane) ss

20360

On this 26 day of September, 1980, personally appeared the above named PIERRE J. LANDRY, JR. and VIVIAN G. LANDRY and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Glen D. Gordon
Notary Public for Oregon
My Commission Expires: 5-6-84

Grantor's Address:
P.O. Box 181
Gig Harbor, WA 98335

Grantee's Address:
P.O. Box 768
Gilchrist, OR 97737

After recording, return
document to:
Eugene Escrow Service, Inc.
P.O. Box 409
Eugene, OR 97440

Until a change is requested, send all tax statements to:
NO CHANGE
Tax Number:
51-2607-110

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LUVAAS, COBB, RICHARDS & FRASER, P.C.
ATTORNEYS AT LAW
777 HIGH STREET
EUGENE, OREGON 97401
484-9292

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of November A.D., 19 87 at 2:49 o'clock P M., and duly recorded in Vol. M87 day
of Deeds on Page 20358

FEE \$20.00

Evelyn Biehn, County Clerk
By Pat Smith