

81390

Vol. M87 Page 203

WARRANTY DEED

GREGORY R. BARROWS and DEBORAH A. BARROWS, husband and wife, Grantors, convey and warrant to ROBERT E. TRULLINGER and IDA M. TRULLINGER, husband and wife, Grantees, the following described real property, free of encumbrances, except as specifically set forth herein:

Lot 13, Block 7, 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:

- A. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Little Deschutes River.
- B. A 25 foot building setback line as shown on dedicated plat.
- C. 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."
- D. 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 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; 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."

E. 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, wherein the Vendor is C. R. Youngdahl and Helen E. Youngdahl and the Vendee is Dan David and Donna David.

The Vendee's interest in said Real Estate Contract was assigned by instrument dated March 10, 1977, recorded March 14, 1977 in Volume M77, page 4300, Microfilm Records of Klamath County, Oregon, to Pierre J. Landry, Jr. and Vivian G. Landry, husband and wife.

F. Real Estate Contract, including the terms and provisions thereof, dated September 26, 1980, a Memorandum of which was recorded September 30, 1980 in Volume M80, page 18760, Microfilm Records of Klamath County, Oregon, wherein the Vendor is Pierre J. Landry, Jr. and Vivian G. Landry, husband and wife, and the Vendee is Gregory R. Barrows and Deborah A. Barrows, husband and wife, which Grantees hereby assume and agree to pay and perform.

The true and actual consideration for this conveyance is \$45,204.70.

Until a change is requested, all tax statements are to be sent to the following address: 2430 S.W. 178th Avenue, Beaverton, OR 97006.

DATED this 1st day of June, 1981.

Gregory R. Barrows
Gregory R. Barrows

Deborah A. Barrows
Deborah A. Barrows

Washington
STATE OF OREGON)
King : ss.
County of Lane)

Personally appeared before me the above named Gregory R. Barrows and Deborah A. Barrows and each acknowledged the foregoing instrument to be their voluntary act and deed.

DATED: June 1, 1981

June M. Miller
Notary Public for Oregon
My commission expires: 11-30-81

Warranty Deed - 2

LUVAAS, COBB, RICHARDS & FRASER, P.C.
ATTORNEYS AT LAW
777 HIGH STREET

Grantor's Address: P.O. Box 768 Gilchrist, OR 97737	Grantee's Address: 2430 S.W. 178th Aloha, OR 97006	After Recording, return to: Eugene Escrow Service, Inc. P.O. Box 409 Eugene, OR 97440
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Until a change is requested, send all tax statements to: 862464
NO CHANGE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 9th _____ day
of November A.D. 19 87 at 2:49 o'clock P M., and duly recorded in Vol. M87
of _____ Deeds on Page 20363

FEE \$15.00
Evelyn Biehn, County Clerk
By Ann Smith

RECORDING REQUESTED BY

JOSEPHINE BRUNO

AND WHEN RECORDED MAIL TO

Name JOSEPHINE BRUNO
 Street 3739 SENECA AV.
 Address LOS ANGELES, CA
 City & State 90039

PLEASE SEND ALL CORRESPONDENCE TO THE ABOVE

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 9th day of Nov. A.D. 19 87
 at 3:12 o'clock P M. and duly recorded
 in Vol. M87 of Deeds Page 20365

Evelyn Biehn, County Clerk

By Ram Smith

Deputy.

Fee, \$10.00

BARGAIN AND SALE DEED

THIS INDENTURE, made the 12th day of September, 19 87
 BETWEEN David Thompson and Elizabeth Thompson

AND Josephine Brunothe part ies of the first part,

WITNESSETH: That the said part ies of the first part, for and in consideration of the sum of Nineteen Hundred and twenty eight the part V of the second part,

lawful money of the United States of America, to US in hand paid by the said part ies of the second part, the receipt whereof is hereby acknowledged, do SO by these presents, grant, bargain and sell, convey and confirm unto the said part V of the second part, and to her heirs and assigns forever, all these certain lot X piece X or parcel X of land situate, lying and being in the Continental United States County of Klamath State of Oregon

and boun ded and particularly described as follows, to-wit:
 Lot 8 Block 44 Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2 as recorded in Klamath County, Oregon and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property.

In WITNESS WHEREOF, the said part ies of the first part, ha hereunto set hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

David Thompson (SEAL)Elizabeth Thompson (SEAL)

(SEAL)

STATE OF CALIFORNIA,

County of Los Angeles } ss.

ON September 16, 19 87, before me, the undersigned, a Notary Public in and for said County and State, personally appeared David Thompson and Elizabeth Thompson* known to me, Carolyn D. Neufeld to be the person s whose name s they subscribed to the within Instrument, and acknowledged to me that he executed the same.

WITNESS my hand and official seal.



OFFICIAL SEAL
 Carolyn D. Neufeld
 Notary Public-California
 Principal Office in
 Los Angeles County
 My Comm. Exp. June 2, 1989

Carolyn D. Neufeld
 Notary Public in and for said County and State.