

-WARRANTY DEED-

S. LYNN ARNOLD and CAROL ARNOLD, husband and wife, Grantors, convey and warrant to WILLIAM G. THOMPSON, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 3 of TRACT NO. 1173, being a subdivision of Lot 1, Block 10, LYNNWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

RESERVING a sight easement unto the Grantors, their successors and assigns, for the use and benefit of Lot 9, Block 2, Tract 1091, Lynnewood in the City of Klamath Falls, Klamath County, Oregon as follows:

1. No point of any building or structure shall be higher than 16 feet in height as measured at a point above the existing ground 42.5 feet East and 50 feet North of the Southwest corner of Lot 3 of Tract 1173, except for a chimney not larger than the minimum size permitted by the Uniform Building Code.
2. Except as set forth herein, Grantee will not interfere in any way with the view of the Grantors from Lot 9, Block 2, Tract 1091, Lynnewood.
3. Prior to any construction on Lot 3 of Tract 1173 Grantee will submit to Grantors or their successors or assigns, a site plan complete with building elevations for Grantor's written approval.
4. This reservation and the easement created thereby shall run with the land.

SUBJECT TO AND EXCEPTING:

(1) Reservations as contained in plat dedication, to-wit: "(1) Declarations of conditions and restrictions for Lynnewood embodied and recorded in Volume M76, page 8487 and 8492, and in Volume M77, page 17035 and 17038 in the Klamath County Clerk's office; and (2) All structures shall be single family structures." (2) Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded July 20, 1973 in Volume M73, page 9383, and amended by instrument recorded June 9, 1976 in Volume M76, page 8487, Microfilm Records of Klamath County, Oregon, and amended by instrument recorded September 13, 1977 in Volume M77, page 17035, Microfilm Records of Klamath County, Oregon; (3) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this conveyance is Twenty Four Thousand Five Hundred and No/100ths (\$24,500.00) DOLLARS.

BRANDSNESS & BRANDSNESS, P.C.
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

08 JUL 22 PM 3 00

11769

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 use.

Until a change is requested, all tax statements shall be mailed to Grantee at: Box 8120 #100 Stockton, CA 95208

DATED this 22nd day of July, 1988.

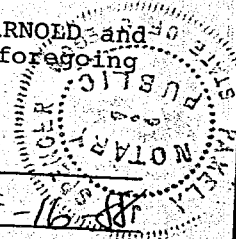
S. Lynn Arnold

Carol S. Arnold

STATE OF OREGON)
County of Klamath) ss. July 22, 1988.

Personally appeared the above-named S. LYNN ARNOLD and CAROL ARNOLD, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

James H. Hance
Notary Public for Oregon
My Commission expires: 8-16-88



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 22nd day of July A.D., 19 88 at 3:00 o'clock P. M., and duly recorded in Vol. M88 of Deeds on Page 11768

FEE \$13.00

Evelyn Biehn - County Clerk

By Pauline Mullins

BRANDSNESS & BRANDSNESS, P.C.
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

2. WARRANTY DEED