

90658

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After recording return to:

Eugene Escrow Service, Inc. 4401-85
1355 Oak StreetEugene, OR 97401
NAME, ADDRESS, ZIP

Until a change is requested, mail all tax statements to:

No Change

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Eugene Escrow Service, Inc.
on this 24th day of Aug. A.D. 19 88
at 9:59 o'clock A.M. and duly recorded
in Vol. M88 of Deeds Page 13674Evelyn Biehn County Clerk
By Pauline Mullins Deputy.

Fee. \$8.00

WARRANTY DEED-STATUTORY FORM

Grantor
ROBERT A. HARRINGTON and BETTY M. HARRINGTON
conveys and warrants to ROBERT W. JONES and CHRISTINA J. JONES, husband and wifeGrantee, the following described real property free of encumbrances, except as specifically set forth herein.
Lot 25, Block 8, TWO RIVERS NORTH, Tract No. 1042, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Approximate sanitary setback line as shown on dedicated plat.
2. A 25 foot building setback line as shown on dedicated plat.
3. 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 on 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 & 9, Block 10; 9) All easements and reservations of record."

The said property is free from all encumbrances except as disclosed above.

true consideration for this conveyance is \$4,500.00
Dated December 18 1979Robert A. Harrington
Betty M. Harrington

Personally appeared the above named

STATE OF OREGON, County of Lane, ss.

ROBERT A. HARRINGTON and BETTY M. HARRINGTON

and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Dated December 18 A.D. 19 79My Commission Expires 5-8-80

Notary Public for Oregon

Grantors' address:

Robert A. & Betty M. Harrington
3730 Shane
Eugene, OR 97405

SPEAKS ESCROW, INC.

1524 Willamette, Eugene
Grantees' address:Robert W. & Christina J. Jones
1339 Hammock Street
Eugene, OR 97401

Form No. 1

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