

WARRANTY DEED

90659

William O. Knight and Benny Bartel

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conveys and warrants to Robert W. Jones and Christina J. Jones, Grantor,
husband and wife

the following described real property free of encumbrances except as specifically set forth herein situated in
County, Oregon, to-wit:

SEE ATTACHED EXHIBIT "A"

The said property is free from encumbrances except as described above

The true consideration for this conveyance is \$ 4,500.00
(Here comply with the requirements of ORS 93.030)

Dated this 7th day of APRIL, 1982

William O. Knight
William O. Knight
Benny Bartel
Benny Bartel

STATE OF OREGON, County of Lane) ss.

Personally appeared the above named William O. Knight and Benny Bartel,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Cheryl M. Shaw*

Notary Public for Oregon—My commission expires: 1/1/83

send all tax statements to:
Grantees Address 2131 Hawkins Lane, Eugene, OR 97405

PIONEER TITLE CO., of Lane and Deschutes Counties
988 AUG 24 AM 9 59

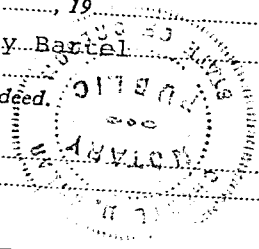


EXHIBIT "A"

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."

Grantors' address:

William D. Knight
Benny Bartel
2130 Salley Way
Eugene, OR 97401

Grantees' address:

Robert W. & Christina J. Jones
1339 Hammock Street
Eugene, OR 97401

Until further notice please send all tax statements to: No Change
After recording return to: Eugene Escrow Service, Inc. #4401-85
1355 Oak Street
Eugene, OR 97401

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Eugene Escrow Service, Inc. the 24th day
of Aug. A.D., 19 88 at 9:59 o'clock A.M., and duly recorded in Vol. M88
of Deeds on Page 13675.

Evelyn Biehn County Clerk

By Debra Mullins

FEE \$13.00