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WARRANTY DEED

Vol. mx9 Page 5515KNOW ALL MEN BY THESE PRESENTS, That George A. and Lucille D. Nohrenberg

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Carl E. Jr. and Doris J. Jones, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7, Block 10, Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, Klamth County, Oregon,

and covenants that grantor is the owner of the above described property free of all encumbrances except those contained in patent of the United States Government, the State of Oregon, and reservations contained in the dedication of Tract 1042 of record in Klamath County, Oregon; rights of the Federal Government, the State of Oregon, and the general public in any portion of the above described property lying below the high water line of the Little Deschutes River; and the following further restrictions:

(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 or more when installed. (4) All owners shall be responsible for maintaining their lots free of trash and refuse at all times. CONTINUED ON REVERSE SIDE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances;

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which)~~ (The sentence between the symbols ~~Ⓢ~~, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 1st day of April, 1989; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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 USES.

George A. Nohrenberg
Lucille D. Nohrenberg

STATE OF OREGON,)
County of Jane) ss.
March 22, 1989.

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared _____ and

_____, who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Personally appeared the above named George A. Nohrenberg & Lucille D. Nohrenberg and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me: Madylene N. Simmons
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires:

George A. and Lucille D. Nohrenberg
1965 Val Halla Street
Eugene, Oregon 97401
GRANTOR'S NAME AND ADDRESS

Carl E. Jr. and Doris J. Jones
1171 E. 36th
Eugene, Oregon 97405
GRANTEE'S NAME AND ADDRESS

After recording return to:

Carl E. Jr. and Doris J. Jones
1171 E. 36th
Eugene, Oregon 97405
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Carl E. Jr. and Doris J. Jones
1171 E. 36th
Eugene, Oregon 97405
NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

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(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 will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of George Nohrenbeg the 3rd day
of April A.D., 19 89 at 9:56 o'clock AM., and duly recorded in Vol. M89
of Deeds on Page 5515.

FEE \$13.00

Evelyn Biehn County Clerk

By Dorine Mulenbarg