



K-41656

STATUTORY WARRANTY DEED (Individual or Corporation)

WAYNE C. MISCO

Grantor,

conveys and warrants to PAUL W. JONES AND CONSUELO JONES, husband and wife, Grantee,the following described real property in the County of KLAMATH and State of Oregon.

A parcel of land situated in the NE $\frac{1}{4}$ of Section 5, Township 39 South, Range 9, E.W.M., described as follows:

Beginning at the iron pin monument marking the Center one-quarter corner of said Section 5; thence S. 89°30' E. along the East-West centerline of said Section a distance of 510.6 feet to an iron pin; thence N. 28°14' W. a distance of 300.0 feet to an iron pin the Easterly boundary of a 50 foot roadway which is the True Point of Beginning of this description; thence S. 89°30' E. along the North line of parcel described in Deed Volume 348, page 463, records of Klamath County, Oregon, a distance of 350.0 feet; more or less, to the Westerly right-of-way line of Old Highway No. 97; thence N. 27°21' W. along said right-of-way line a distance of 322.06 feet; thence S. 59°12'21" W. a distance of 304.13 feet to the Easterly boundary of a 50 foot roadway; thence along said boundary, S. 36°05'30" E. a distance of 80.0 feet; thence along the arc of a 75 foot radius curve to the right a distance of 65.9 feet to the true point of beginning; said parcel containing 1.61 acres, more or less.

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 21,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 24th day of August 19 89 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Wayne C. Misco
WAYNE C. MISCO

STATE OF OREGON, County of Klamath) ss.
The foregoing instrument was acknowledged before me
this 25th day of August 19 89
by WAYNE C. MISCO

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____ and
by _____
by _____
of _____
a corporation, on behalf of the corporation.

Donald B. Bullock
Notary Public for Oregon
My commission expires: 12-19-92

After recording return to:

Mr. & Mrs. Paul Jones
2040 Ter Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Same As Above

THIS SPACE RESERVED FOR RECORDER'S USE

RESTRICTIONS

1. Homes shall be no less than 1800 square feet on main floor.
2. Mobile homes or prefab homes are not allowed.
3. Landscaping to start with-in 10 months after completion of the home construction.
4. No commercial wood yard allowed on grounds, and the wood supply on the lot is to be for personal use only.
5. No domestic animals allowed other than house pets. House pets are not allowed to roam unrestricted about the outside premises.
6. House can only be one story . Full basements are allowed.
7. High board fences around the property are not allowed. Board fences are allowed for decorative purposes or children and pet restrain purpose only and should be placed close to the house.
8. No cars to be parked on the roadway.
9. Only minor car maintenance to be allowed to be done in the driveway. Major car work and repairs to be done inside the garages.
10. Boats, Camp Trailers and RV's shall not be parked on premises in which they are in view from the roadway.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 28th day
of Aug. A.D., 19 89 at 10:32 o'clock A M., and duly recorded in Vol. M89,
of Deeds on Page 16031.

Evelyn Biehn County Clerk

FEE \$13.00

By Pauline Mullins

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