



K-41661

**STATUTORY WARRANTY DEED**  
 (Individual or Corporation)

WAYNE C. MISCO

 conveys and warrants to JACK GORDON FARMER AND CYNTHIA CHRISTINE FARMER, husband and wife Grantor,

 the following described real property in the County of Klamath and State of Oregon, Grantee.

 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; thence Northerly along said roadway boundary on a 75 foot radius curve to the left a distance of 65.9 feet to an iron pin marking the end of said curve; thence continuing along said roadway boundary, N. 36°05'30" W. a distance of 80.0 feet to an iron pin marking the True Point of Beginning of this description; thence continuing along said roadway, N. 36°05'30" W. a distance of 145.0 feet to an iron pin marking the most Southerly corner of parcel described in Deed Volume M88 page 11564, Deed Records of Klamath County, Oregon; thence N. 53°54'30" E. along the Southerly line of last mentioned parcel a distance of 318.65 feet to the Westerly right-of-way line of Old Highway No. 97; thence along said right-of-way, S. 30°52'06" E. a distance of 173.8 feet; thence S. 59°12'21" W. a distance of 304.13 feet, more or less, to the true point of beginning; said parcel containing 1.14 acres, more or less.

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, 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 \$ 21,500.00 (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 23rd 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  
 OF OREGON

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

Debra B. Sullivan  
 Notary Public for Oregon  
 My commission expires: 12-19-92

 Notary Public for Oregon  
 My commission expires:

After recording return to:

 Mr. & Mrs. Jack G. Farmer  
 10281 Monitor Dr.  
 Huntington Beach, CA 92646  
 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

29 SEP 7 AM 9 29

## 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 7th day  
of Sept. A.D., 19 89 at 9:29 o'clock A.M., and duly recorded in Vol. M89,  
of Deeds on Page 16804.

FEE \$13.00

Evelyn Biehn - County Clerk

By *Patricia Mullendare*