

21855

WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. m90 Page 21459

ARTHUR V. DIXON and MARIAN I. DIXON, as tenants by the entirety

conveys and warrants to GILBERT RHINES and MARJORIE A. RHINES, husband and wife. Grantor,

except as specifically set forth herein situated in Klamath County, Oregon, to-wit: Lot 9, Block 14 of TRACT 1042 - TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX #2607 001EO 08800 - KEY #183913

The said property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 8,000.00. (Here comply with the requirements of ORS 93.030)

Dated this 22nd day of October, 1990

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

Arthur V. Dixon
ARTHUR V. DIXON

Marian I. Dixon
MARIAN I. DIXON

STATE OF ARIZONA, County of Pima

This instrument was acknowledged before me on

October 22, 1990

ARTHUR V. DIXON AND MARIAN I. DIXON

Notary Public for Arizona
My commission expires 1-8-91

WARRANTY DEED

ARTHUR V. DIXON
GILBERT RHINES

After recording return fee

GILBERT RHINES
MARJORIE A. RHINES
32403 OAKVILLE ROAD #79
ALEXANDRIA, OR 97321

NAME, ADDRESS, ZIP

Unless a change is requested, all tax statements shall be sent to the following address:

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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/tile/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

21460

SUBJECT TO THE FOLLOWING:

1. Reservations and restrictions contained in Deed from the State of Oregon, to Elizabeth A. Platts, dated June 29, 1907, recorded December 2, 1907 in Deed Volume 23, Page 302, Records of Klamath County, Oregon as follows:

"Subject, however, to rights of way for ditches, canals, and reservoir sites for irrigation purposes, construction, or which may be constructed by authority of the United States or otherwise which right of way is hereby expressly reserved."

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 of each side of Little Deschutes River and Hemlock Creek; (8) Access to Two River Road is vacated on all lots fronting on Two Rivers Road except Lots 8 and 9 of Block 10; (9) All easements and reservation of record."

4. Reservations and restrictions as contained in deeds recorded September 16, 1975 in Volume M75, page 11008, to wit:

"(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 \$5,000.00 or more when installed. (4) All owners shall be responsible for maintaining their lots free of trash and refuse at all times. (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 Mountain Title Co. the 25th day of Oct. A.D., 19 90 at 12:41 o'clock P M., and duly recorded in Vol. M90 of Deeds on Page 21459
By Evelyn Biehn - County Clerk
Frederic Muehlen

FEB \$33.00