

TA 24228

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WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

LARRY A. SAUNDERS and PAMELA SAUNDERS, husband and wife, Grantor,
conveys and warrants to RAYMOND G. CHIAPUZIO and DOROTHY L. CHIAPUZIO,
husband and wife, Grantee, the following described real property
free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lot 10 in Block 12 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.

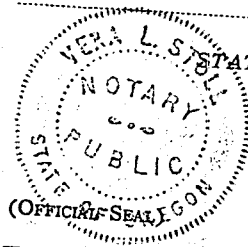
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
The said property is free from encumbrances except for the restrictions shown on
Exhibit "A" attached hereto.

The true consideration for this conveyance is \$ 13,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 9th day of May, 1979.

Larry A. Saunders
Larry A. Saunders

Pamela Saunders
Pamela Saunders



STATE OF OREGON, County of Lane) ss. May 9, 1979.
Personally appeared the above named LARRY A. SAUNDERS and
PAMELA SAUNDERS

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Vera L. Still*
Notary Public for Oregon—My commission expires: 3-1-83

WARRANTY DEED

Larry A. & Pamela Saunders
Raymond G & Dorothy L. Chiapuzio
6755 Opaca Ct.
Springfield, OR 97477

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Raymond G. & Dorothy L. Chiapuzio
6755 Opaca Ct.
Springfield, OR 97477

NAME, ADDRESS, ZIP

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

Raymond G. & Dorothy L. Chiapuzio
6755 Opaca Ct.
Springfield, OR 97477

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON

County of } ss.

I certify that the within instru-
ment was received for record on the
day of , 19 ,
at o'clock M., and recorded
in book on page or as
file/reel number
Record of Deeds of said County.
Witness my hand and seal of
County affixed.

By Recording Officer
Deputy

Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Little Deschutes River.

A 25 foot building setback line as shown on dedicated plat.

Sanitary setback lines as shown on dedicated plat.

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 construction 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 Lot 8 and 9 of Block 10; (9) All easements and reservations of record."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Eugene Escrow the 31st day
of Dec. A.D. 19 90 at 2:10 o'clock PM., and duly recorded in Vol. M90
of Deeds on Page 25681

FEE \$33.00

Evelyn Biehn, County Clerk
By Pauline M. Mendenhall

Exhibit "A"