

OK
31337WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTORVol. ma / Page 12541

HAROLD E. KELLEY

Grantor,

conveys and warrants to ROBERT W. KISSLER and DEBORAH K. KISSLER, Husband and Wife

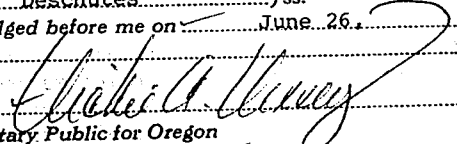
Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit: Lot 9 in Block 7 of TRACT 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX #2607-001A0-04600 - KEY #163432

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANYThe true consideration for this conveyance is \$ 8,000.00 (Here comply with the requirements of ORS 93.030)Dated this 26 day of June, 1991

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.


 HAROLD E. KELLEY
STATE OF OREGON, County of Deschutes ss.This instrument was acknowledged before me on June 26, 1991,by HAROLD E. KELLEY

 Notary Public for Oregon
My commission expires 11/14/92

WARRANTY DEED

HAROLD E. KELLEY

GRANTOR

ROBERT W. KISSLER

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

ROBERT W. KISSLER

DEBORAH K. KISSLER

1724 SPRINGTIME CT. NE

KEISER, OR 97303

NAME, ADDRESS, ZIP

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

SAME AS ABOVE SR9903VV

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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

12542

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

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 utilities, with any fences or plantings to be placed thereon at the low 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 Rivers Road is vacated on all lots fronting on Two Rivers Road, except lots 8 and 9 of Block 10; (9) All easements and reservations of record."

4. Subject to sanitary setback lines as shown on dedicated plat.

5. Reservations and restrictions as contained in instrument recorded August 21, 1973 in Volume M73, page 11309, Microfilm Records of Klamath County, Oregon, wherein D-Chutes Estates, Oregon Ltd., a limited partnership is Grantor and Manley Farrar, et ux, is Grantee, to wit:

"(1) Animals will be restricted to household pets. No cows, pigs, checks, 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 this 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; Lots 1 and 2, Block 13; (7) Owners shall comply with all sanitary laws and regulations of Klamath County and the State of Oregon."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 1st day of July A.D., 19 91 at 9:46 o'clock A M., and duly recorded in Vol. M91 of Deeds on Page 12541.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mulendore