

35827

WARRANTY DEED

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ROBERT SCHWEIGER and BELINDA SCHWEIGER, husband and wife, GRANTOR, convey and warrant to RANDALL A. HIRSCHBOCK, GRANTEE, the certain real property described in Exhibit "A", attached hereto, and incorporated by reference herein as if fully set forth, free and clear of encumbrances except as specifically set forth on the Exhibit "A" attached hereto, and incorporated by reference herein as if fully set forth.

THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATION. BEFORE SIGNING AND 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.

The true and actual consideration for this conveyance is \$25,500.00.

DATED THIS 13th day of December, 1985.

SELLERS:

Robert Schweiger
ROBERT SCHWEIGER

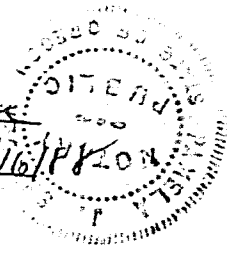
Belinda Schweiger
BELINDA SCHWEIGER

State of Oregon)
County of Klamath) ss

Personally appeared the above-named ROBERT SCHWEIGER and BELINDA SCHWEIGER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

DATED before me this 13th day of December, 1985.

Pamela Snodgrass
NOTARY PUBLIC FOR OREGON
My Commission Expires: 8/16/1988



Grantor's Name and Address:
Robert Schweiger and Belinda Schweiger

Grantee's Name and Address:
Randall A. Hirschbock

After Recording Return To:
Randall A. Hirschbock
5961 Delaware

Klamath Falls, OR 97601
Until a Change is Requested All
Tax Statements Shall be Sent to:
Randall A. Hirschbock
5961 Delaware
Klamath Falls, OR 97601

21145

"The Westerly 80 feet of TRACT 9, HOMELAND TRACT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon."

Together with the following personal property:

Mobile Home: 1965 BEND model
#1 VIN Number: S789
License Number: X 80311
Title Number: 8135690401

Mobile Home: 1966 GRATL model
#2 VIN Number: 6FB5010F2N3946
License Number: X135869
Title Number: 8135690404

Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of said premises lying within the limits of roads and highways.

ALSO SUBJECT TO the statutory powers, including the power of assessment, of South Suburban Sanitary District.

ALSO SUBJECT TO the statutory powers, including the power of assessment, of Enterprise Irrigation District.

ALSO SUBJECT TO reservations, conditions and restrictions, including the terms and provisions thereof, as contained in plat dedication, to wit: "dedicate, donate and convey to the Public, for public use forever, the roads, irrigation ditches and drains shown on Homeland Tracts No. 2 as platted hereon."

ALSO SUBJECT TO reservations as contained in deed recorded April 17, 1942 in Volume 146, page 535, Deed Records of Klamath County, Oregon, to wit:

"Subject however, to all right of way and easements of the Enterprise Irrigation District and subject to the right of the grantors, their heirs and assigns, to construct and maintain on and across the said premises to granted for the purpose of constructing and maintaining such ditches, together with all and singular the tenements, hereditaments and appurtenances thereto belong or is anyway appurtenant, and also all their estate, right, title and interest in and to the same, including dower and claim of dower; this conveyance, however is made with further consideration that the grantee, heirs or assigns will not use the premises for other than residential purposes and will not construct nor erect any residence on the said premises, the first cost of which shall be less than \$1,500.00; and any violations of such covenant shall work a forfeiture of the estate of the grantee, heirs or assigns in and to the said premises and shall vest in the grantors, heirs or assigns, the right to re-enter the said premises and their former estate therein."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 10th day
of Oct. A.D. 19 91 at 9:17 o'clock AM., and duly recorded in Vol. M91
of Deeds on Page 21144.

Evelyn Biehn, County Clerk
By Ordin. [Signature]

FEE \$38.00