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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JERRY ANN CHISNELL, who acquired title as JERRY ANN HAWKINS, Grantor, conveys and warrants to GERALD R. CLARK, Grantee, the following described real property free of encumbrances except as specifically set forth herein.

(SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.)

The true consideration for this conveyance is \$38,000.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 31st day of August, 1982.

Jerry Ann Chisnell
JERRY ANN CHISNELL

STATE OF OREGON)
COUNTY OF KLAMATH) ss.

Date: 8/31/82

Personally appeared the above-named JERRY ANN CHISNELL and acknowledged the foregoing instrument to be her voluntary act and deed.
Before me:

Kristi L. Garrison
NOTARY PUBLIC FOR OREGON
My Commission Expires: 6/19/83

Grantor's Name & Address:
Jerry Ann Chisnell

Grantee's Name and Address:
Gerald R. Clark

After recording, return to:
Gerald R. & Barbara A. Clark
2771 Eastmount
Klamath Falls OR 97603
Until a change is requested, all tax statements shall be sent to:
Gerald R. & Barbara A. Clark
2771 Eastmount
Klamath Falls OR 97603

WARRANTY DEED

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"EXHIBIT A"

"Lot 7 in Block 3, EASTMOUNT ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.

Reservations and restrictions as contained in plat dedication, to-wit: 'Do hereby grant public easements over all lots for future sewer or utilities as needed for public health and welfare where shown on the plat hereon. Further that the sale of the lots shown hereon is subject to the following restrictions: (1) No building shall be erected within twenty feet of the front property line nor within five feet of any other property line; (2) Not more than one dwelling shall be erected on any single lot; (3) No building erected on these premises shall be more than one story high; (4) Homes shall be single family dwellings only of not less than one-thousand square feet of floor space (exclusive of garage) and all outbuildings shall be architecturally similar to the main building on any particular lot; (5) No trailer, tent, shack, basement, garage, barn or outbuilding erected or placed on these premises shall at any time be used for residential purposes, either temporarily or permanently, nor shall any residence of a temporary nature be constructed; (6) No fence or wall shall ever be erected on said premises which shall be greater in height than three feet in the front of the dwelling and front twenty feet of the sides or six feet in the rear and remaining sides; (7) No noxious or offensive trade or business shall be carried on upon any lot, nor shall anything be done thereon which may be, or become a nuisance or annoyance to the neighborhood; (8) All waste and sewage from the dwelling or other structures on said premises shall be taken care of and disposed by a septic tank connected to a tile disposal field, both of approved size, type, location and construction, or by a public sanitary sewer system when such shall become available. All individual sewage disposal installations shall be approved by the County or City health department, whichever shall have jurisdiction; (9) The individual owners of the various lots shall be responsible for the operation and maintenance of the existing irrigation ditches.'

Subject to the following conditions: (1) The owners of Eastmount and their heirs and assigns, shall forever be responsible for the delivery of water from established outlets in E.I.D. Laterals to the lots in said subdivision should any thereof hereafter become entitled thereto; (2) The Enterprise Irrigation District, its successors and assigns, the United States of America, or any person, persons, firm or corporation, operating the irrigation works of said district, shall never be liable for damage caused by improper and inadequate delivery and disposal of water through the irrigation and drainage systems provided for said subdivision by the owners; (3) The liability of the operators of the Enterprise Irrigation District is limited to delivery of irrigation water to established outlets in E.I.D. Laterals.

Subject to a 10 foot easement for sewer and utilities over South lot line as shown on dedicated plat."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 21st day
of April A.D., 19 92 at 8:43 o'clock A. M., and duly recorded in Vol. M92
of Deeds on Page 8449.

FEE \$35.00

Evelyn Biehn, County Clerk
By Pauline M. Mendenhall