

Warranty Deed -- Statutory Form MTC 1396-6056

Richard E. Harris and Joanne Harris, husband and wife, Grantors, conveys and warrants to Richard E. Harris and Joanne Harris, Trustees, or their successors in trust, under the HARRIS LIVING TRUST, dated September 4th, 1992, and any amendments thereto, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lots 11 and 12, Block 9, TRACT 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Subject to approximate sanitary setback line as shown on the dedicated plat.
2. A 25 foot building setback 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 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 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 the 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.

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.

Encumbrances: covenants, restrictions and easements of record.

The true consideration for this conveyance is \$1.00.

Dated this 4th day of September, 1992.

Richard E. Harris
Richard E. Harris

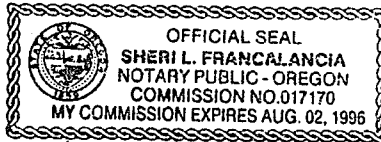
Joanne Harris
Joanne Harris

STATE OF OREGON, County of Lane) ss.

Personally appeared the above-named Richard E. Harris and Joanne Harris, and acknowledged the foregoing instrument to be their voluntary act and deed.

Sheri L. Francalancia
Notary Public for Oregon

Grantees' name and address:
Richard E. & Joanne Harris, Trustees
3053 Hayden Bridge Road
Springfield, Oregon 97477



After recording return to:
~~Richard E. & Joanne Harris~~
3053 Hayden Bridge Road
Springfield, Oregon 97477

Robert W. Wheeler
Attorney at Law
Attn: Janet Gentry Heard
2161 McLean Boulevard, Eugene, OR 97405-1722

Until a change is requested all tax statements shall be sent to the following address:
Richard E. & Joanne Harris
3053 Hayden Bridge Road
Springfield, Oregon 97477

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co.
on this 11th day of Sept. A.D., 19 92
at 3:34 o'clock P M. and duly recorded
in Vol. M92 of Deeds Page 20852.
Evelyn Biehn County Clerk
By Pauline Mullendore
Deputy.

Fee, \$30.00