

92 SEP 24 PM 2 45

NE 51238

## WARRANTY DEED—STATUTORY FORM

Vol m 92 Page 22107



mtz 28283

INDIVIDUAL GRANTOR

ROBERT W. WHITE AND DIANNE H. WHITE, husband and wife

Grantor,

conveys and warrants to DANNY R. SELLERS and JANA L. SELLERS, 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 19 in Block 7, TRACT NO. 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCT. NO. 2607 001AO 03900

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 11,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 16th day of September, 19.92.

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.

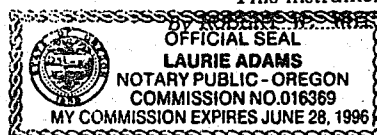
*Robert W. White*  
ROBERT W. WHITE

*Dianne H. White*  
DIANNE H. WHITE

STATE OF OREGON, County of Lane ss.

This instrument was acknowledged before me on September 16, 19.92.

by ROBERT W. WHITE DIANNE H. WHITE



*Laurie Adams*  
Notary Public for Oregon  
My commission expires June 28, 1996

## WARRANTY DEED

ROBERT W. WHITE

GRANTOR

JANA L. SELLERS

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

JANA L. SELLERS

DANNY R. SELLERS

15900 PARK DR.

LAPINE, OR 97739

NAME, ADDRESS, ZIP

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

JANA L. SELLERS S11380CN

DANNY R. SELLERS

15900 PARK DR.

LAPINE, OR 97739

NAME, ADDRESS, ZIP

## STATE OF OREGON,

ss.

County of

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/tile/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED

FOR

RECORDER'S USE

1. 1992/93 Taxes, a lien not yet due and payable.

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

3. A 25 foot building setback from street as shown on dedicated plat.

4. Restrictions as contained in plat dedication, to wit:

"(1) Building setback lines as shown on the annexed plat; (2) A 6 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 lot owners risk; (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of County Commissioners when the adjoining property is properly 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 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.

5. Reservations and restrictions as contained in deed recorded February 25, 1988 in Volume M88, page 2848, Microfilm Records of Klamath County, Oregon, to wit:

"(1) Animals will be restricted to household pets. No cows, pigs, chickens, 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 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 the 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; and Lots 1 and 2, Block 13. (7) Owners shall comply with all sanitary laws and regulations of Klamath County and the State of Oregon; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 24th day  
of Sept. A.D., 19 92 at 2:45 o'clock P M., and duly recorded in Vol. M92  
of Deeds on Page 22107.

Evelyn Biehn -County Clerk

FEE \$35.00

By Douglas Muelendore