

NL 68265

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. m93 Page 23981

CHRYSAANT J. SPELDRICH AND HELEN M. SPELDRICH

conveys and warrants to SCOTT E. ZIMMER AND SHARON K. ZIMMER, husband and wife Grantor.

Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:
Lot 16 in Block 14 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 ACCT. NO. 2607 001B0 009500

(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 \$ 5,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 9 day of Sept, 1993

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.

CHRYSAANT J. SPELDRICH

STATE OF OREGON, County of Lane

This instrument was acknowledged before me on Sept 7, 1993

by CHRYSAANT J. SPELDRICH

Notary Public for Oregon
My commission expires 2/18/99

WARRANTY DEED

CHRYSAANT J. SPELDRICH
SCOTT E. ZIMMER

GRANTOR
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

SCOTT E. ZIMMER
SHARON K. ZIMMER
90116 WEST DEMMING
ELMIRA, OR 97437

NAME, ADDRESS, ZIP

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

SCOTT E. ZIMMER
90116 WEST DEMMING
ELMIRA, OR 97437
S12418KM

NAME, ADDRESS, ZIP

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

SPACE RESERVED
FOR
RECORDER'S USE

1. 1993/94 Taxes, a lien not yet due and payable.
2. Reservations and restrictions contained in Deed from State of Oregon, to Elizabeth A. Platts, dated June 29, 1907, recorded December 2, 1907 in Deed Volume 23, Page 302, Records of Klamath County, Oregon, as follows:

"Subject, however, to rights of way for ditches, canals, and reservoir sites for irrigation purposes, construction, or which may be constructed by authority of the United States or otherwise which right of way is hereby expressly reserved."

3. A 25 foot building setback lines 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 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 fence 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 the center of the main channel and will remain in the center of said channel regardless of 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 River 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."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 17th day
of September A.D., 19 93 at 9:00 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 23981

FEE \$35.00

Evelyn Biehn County Clerk

By [Signature]