

83676

07-01-94A11-25 RGV

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After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO. 33163
ESCROW NO. 29-6589
TAX ACCT. NO. KEY #158304 & 809
MAP #2507-036C0-05500

GRANTEE'S NAME AND ADDRESS:
SUSAN J. SCHULZ &
ROBERT F. SCHULZ
3514 NW THRUSH
CORVALLIS, OR 97330

mtc 33163
WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

WILLIAM F. JOHNSON and PEGGIE A. JOHNSON, as tenants by the entirety Grantor,
conveys and warrants to:

ROBERT F. SCHULZ and SUSAN J. SCHULZ, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$18,000.00. However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration. If grantor is a corporation, this has been
signed by authority of the Board of Directors.

Dated this 23 day of JUNE, 1994;

GRANTOR(S):

William F. Johnson
WILLIAM F. JOHNSON

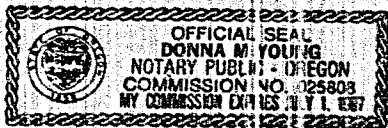
Peggie A. Johnson
PEGGIE A. JOHNSON

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on June 28, 19 94,
by WILLIAM F. JOHNSON and PEGGIE A. JOHNSON

Donna M. Young
Notary Public for Oregon

My commission expires: 7/1/97



[Handwritten signature]

Lot 1, Block 6, Tract 1042, TWO RIVERS NORTH, accto the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

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

2. A 25 foot building setback line 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 lot owners risk; (3) One foot street plugs and reserved 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 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 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."

4. Reservations and restrictions as contained in Deed recorded November 30, 1978 in Volume M78, page 26948, 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 \$5,000.00 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 warranty and defend 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 Company the 1st day
of July A.D. 1994 at 11:25 o'clock A. M., and duly recorded in Vol. M94
of Deeds on Page 20542

By Evelyn Biehn County Clerk

FEE \$35.00