

88871

Vol 1994 Page 30401

09-28-94A10:51 RCVD

After recording return to: Western Pioneer Title Company @ P.O. Box 10146, Eugene, Or.
97440KCT # K-47162
WPT 10-32512
Acct # 2507-03600-01200
Key No. R157902K-47162
WARRANTY DEEDD-CHUTES ESTATES, OREG. LTD., a limited partnership, hereinafter
called grantor, conveys to Raymond and Colleen Stutzmanall that real property situated in Klamath County, State of Oregon,
described as:Lot 10, Block 1, Tract 1042, TWO RIVERS NORTH, ac-
cording to the official plat thereof on file in the office
of the County Clerk, Klamath County, Oregon,

and covenants that grantor is the owner of the above described property free of all encumbrances except those contained in patent of the United States Government, the State of Oregon, and reservations contained in the dedication of Tract 1042 of record in Klamath County, Oregon; rights of the Federal Government, the State of Oregon, and the general public in any portion of the above described property lying below the high water line of the Little Deschutes River; and the following further restrictions: (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.

The true and actual consideration for this transfer is \$ 3500.00DATED this 15 day of November, 1985D-CHUTES ESTATES, OREG., LTD., a
limited partnershipBy Barbara A. Bedard
Barbara A. Bedard
General PartnerSTATE OF OREGON)
) ss.
County of Klamath)

November 15, 1985

Personally appeared BARBARA A. BEDARD, general partner of D-CHUTES ESTATES, OREG., LTD.,
and acknowledged the foregoing to be its voluntary act. Before me:[Signature]
Notary Public for OregonMy commission expires: 12-3-87

send tax statements : no change

11/15/54

CONFIDENTIAL

By Evelyn Biehn County Clerk
By Caroline Millendore

[illegible]