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09-28-94A1C:51 RCVD

After recording return to: Western Pioneer Title Company @ P.O. Box 10146, Eugene, Or. 97440

KCT # K-47162 WPT 10-32512 Acct # 2507-036C0-01200 Key No. R157902

K-47162 WARRANTY DEED

D-CHUTES ESTATES, OREG. LTD., a limited partnership, hereinafter called grantor, conveys to Ra mond and Colleen Stutzman

all that real property situated in Klamath County, State of Oregon, described as:

Tract 1042, TWO RIVERS NORTH, ac-Lot 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. cows, pigs, chickens, ducks or goats; three horses per lot maximum. 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) 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 (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 chaim the same, except as shown above.

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STATE OF	OREGON)	88.	TERRET NOTE	General Partner

and acknowledged the foregoing to be its voluntary act. Before me:

Notary Public for Oregon My commission expires: _

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