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91164

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTORVol. may Page 35224

ENNIS WUITE

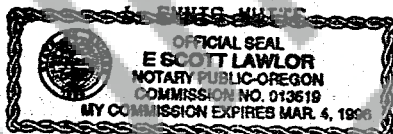
_____, Grantor,
conveys and warrants to THOMAS P. ADAMS and TAMARA D. BARNES-ADAMS, Husband and Wife_____, Grantee, the following described real property free of encumbrances:
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:
Lot 30, Block 8, Tract No. 1042, TWO RIVERS NORTH, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon

2607 001A, 00500 Key #162442

The property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANYThe true consideration for this conveyance is \$ 7,495.00 (Here comply with the requirements of ORS 93.030)Dated this 10 day of NOV, 1994

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.

ENNIS WUITE

STATE OF OREGON, County of LAWE) ss.This instrument was acknowledged before me on NOVEMBER 10, 1994,

Notary Public for Oregon

My commission expires 3-4-96

WARRANTY DEED

ENNIS WUITE

GRANTOR

THOMAS P. ADAMS

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

THOMAS P. ADAMS

TAMARA D. BARNES-ADAMS

1326 BUCK ST

EUGENE, OR 97402

NAME, ADDRESS, ZIP

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

THOMAS P. ADAMS

1326 BUCK ST

EUGENE, OR 97402

SL3732TL

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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

35225

35225

1. A 25 foot building setback line as shown on the dedicated plat.

2. 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 planting to be placed thereon at the lot 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 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."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 16th day of November A.D., 19 94 at 11:27 o'clock A. M., and duly recorded in Vol. M94, of Deeds on Page 35224.

FEE \$35.00

Evelyn (Biehn)

County Clerk

By [Signature]