

92557

12-19-94A10:44 RCVD

WARRANTY DEED

Vol. 94 Page 38016

KNOW ALL MEN BY THESE PRESENTS, That PAUL H. WORTHEN, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL H. WORTHEN, Trustee of Paul H. Worthen Living Trust hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Exhibit "A" Attached

Klamath County Tax Account #3809-20DC-5000

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 16th day of December, 1994.

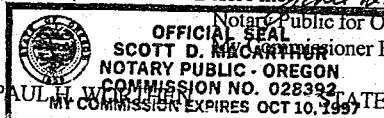
Paul H. Worthen
Paul H. Worthen

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Paul H. Worthen and acknowledged the foregoing instrument to be his voluntary act and deed.

(SEAL)

Before me, Scott D. McArthur
Notary Public for Oregon



Expires: 10/10/97

PAUL H. WORTHEN, Trustee of Paul H. Worthen Living Trust, STATE OF OREGON, County of Klamath)ss.

Grantor

Paul H. Worthen, Trustee
172 Dahlia
Klamath Falls, OR 97601

Grantee

After recording return to:
Grantee

I certify that the within instrument
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. ____, Recorded of
Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Name _____ Title _____
Deputy

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

EXHIBIT "A"

House at 172 Dahlia, Klamath Falls, Oregon 97601, Legally described as follows:

The Southerly rectangular 31 feet of Lot 10, Block 10, ELDORADO ADDITION to the city of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and

ALSO the Northwesterly portion of Lot 11, Block 10, ELDORADO ADDITION, more particularly described as follows: Beginning at the most Northerly corner of said Lot 11; thence South 51 degrees 43 1/2' East, along the Northeasterly boundary of said Lot 11, 14.97 feet; thence South 45 degrees 21' East 26.03 feet; thence South 44 degrees 39' West 100.0 feet, more or less, to the Southwesterly boundary of said Lot 11; thence North 45 degrees 21' West along said Southwesterly boundary 21.32 feet; thence North 51 degrees 43 1/2' West along said Southwesterly boundary 8.9 feet to the most Westerly corner of said Lot 11; thence North 38 degrees 16 1/2' East, 100.0 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Paul H. Worthen the 19th day
of Dec A.D., 19 94 at 10:44 o'clock A.M., and duly recorded in Vol. M94,
of Deeds on Page 38016.

FEE \$35.00

Evelyn Biehn - County Clerk

By Douglas Mueller

92558

12-19-94A10:45 RCVD

Vol. M 94 Page 38018

CONDITIONAL USE PERMIT
RESTRICTIVE COVENANT

Know all men by these presents that Shawn K. Taylor, in consideration of the approval by Klamath County, Oregon of Conditional Use Permit 109-94 on the following described real property situated in Klamath County, Oregon:

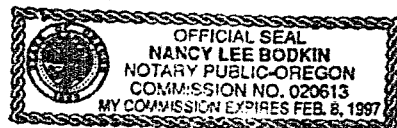
Street address 38112 Hwy. 97 N. (R-3507-04A1000)

hereby records this restrictive covenant prohibiting the subdividing of the said parcel.

Shawn K. Taylor
Shawn K. Taylor
Shawn K. Taylor

Subscribed and sworn to before me this 16th day of December, 1994.

Nancy Lee Bodkin
Notary public for Oregon



My Commission Expires: February 8, 1997

Ret. Shawn K. Taylor
3965 Clinton AVE
Klamath Falls, OR
97603

STATE OF OREGON.
County of Klamath ss.

Filed for record at request of:

Shawn K. Taylor
on this 19th day of Dec A.D. 19 94
at 10:45 o'clock A M. and duly recorded
in Vol. M94 of Deeds Page 38018.
Evelyn Biehn County Clerk
By Shawn K. Taylor
Deputy.

Fee, \$10.00

310.01
500 ash