

MTC 35296DS

WARRANTY DEED

Vol 195 Page

20484

KATHLEEN M. KERR and RANDALL J. KERR, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell and convey to
 ERIC V. SCHWARZ and CHRISTIE L. SCHWARZ, husband and wife,
 Grantee(s) and grantee's heirs, successors and assigns the following described
 real property, free of encumbrances except as specifically set forth herein in
 the County of KLAMATH and State of Oregon, to wit:

Parcel 1 of Land Partition 46-93 being Lot 8, Block 2 of SHASTA VIEW
 TRACTS, situated in the SW1/4 of the SW1/4 of Section 36, Township 38
 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if
 any, as of the date of this deed and those shown below, if any:

SUBJECT TO SPECIAL EXCEPTIONS NOTED IN EXHIBIT "A"*
 and the grantor will warrant and forever defend the said premises and every
 part and parcel thereof against the lawful claims and demands of all persons
 whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is \$ 22,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: , 1516 Patterson Klamath Falls OR 97603

Dated this 20 day of July, 1995

Kathleen M. Kerr
 KATHLEEN M. KERR

Randall J. Kerr
 RANDALL J. KERR

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Klamath

SS. July 20 19 95

Personally appeared the above named Kathleen M. Kerr & Randall J. Kerr
 and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

(seal)

Return to:

ERIC V. SCHWARZ

1516 Patterson St
 Klamath Falls OR 97603

EXHIBIT "A"

1. All manufactured homes must be ground set on a permanent foundation.
2. All double-wide units must have 4/12 pitch roofs. (Standard roof pitch allowed on triple-wides.)
3. Completion of garage (attached or detached) is required within six months of occupancy.
4. No parking shall be permitted on blacktop easement. Each property owner must provide adequate parking for their own use.
5. All dwellings must be a minimum of 1,200 square feet living area.
6. All properties must be maintained in a manner to reflect the integrity of the surrounding neighborhood.
7. No inoperable vehicles to be allowed in open area of premises for a period exceeding 30 days.
8. All parcels in Lard Partition #46-93 and #45-93 to share in all costs and expenses necessary to maintain and repair the private easement presently running through. Each owner shall pay 1/6th of such costs and expenses. Owners to meet at such times and places as necessary to consider expenditures for such repair and maintenance. Owners to vote upon such expenditures with the owner of each lot having one vote, and the approval of a majority of such owners being necessary to approve any expenditure. To collect money and arrange for repair and maintenance, in a manner as shall be approved by a majority of the owners.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 3rd day
of August A.D., 19 95 at 11:24 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 20484.

FEE \$35.00

By Bernetha G. Leisch County Clerk