

WARRANTY DEED

ANTHONY C. AUSTIN, hereinafter called grantor, conveys to SIGMOND GEZA HATHAZY all that real property situated in Klamath County, State of Oregon, described as:

Lot 18, Block 15, Tract 1042, TWO RIVERS NORTH, according 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 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 property consists of 1.14 Acres with Septic, Well, and Underground Power and Telephone.

The true and actual consideration for this transfer is \$ 8,000.00

DATED this 9th day of September, 1995

Anthony C. Austin

STATE OF OREGON, County of Klamath) ss

This instrument was acknowledged before me on September 12, 1995, by ANTHONY C. AUSTIN.



Diane Bozgor
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-22-96

Sigmond Geza Hathazy

2522 Lincoln Avenue

Belmont California 94002

STATE OF OREGON: COUNTY OF KLAMATH) ss.

Filed for record at request of _____ of Sept A.D., 19 95 at 11:43 o'clock A M., and duly recorded in Vol. M95 of _____ Deeds on Page 24638

FEE \$30.00

By *Bernetha G. Heath* County Clerk