

WARRANTY DEED

ESTHER B. TUTTLE, aka Esther Tuttle, Grantor, conveys and warrants to JACK LEROY CATON and CAROL INIS CATON, husband and wife, Grantees, the following described real property located in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth below:

Lot 7 in Block 1, HOMELAND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

ALSO SUBJECT TO the statutory powers, including the power of assessment, of South Suburban Sanitary District.

ALSO SUBJECT TO the statutory powers, including the power of assessment, of Enterprise Irrigation District.

Reservations and restrictions as contained in deed recorded September 3, 1943, in Volume 158 at page 209, Deed Records of Klamath County, Oregon, from F.C. Adams et ux,

Subject, however, to all right of way and easements of the Enterprise Irrigation District, and subject to the right of the grantors, their heirs and assigns, to construct and maintain on and across the said premises so granted irrigation and drainage ditches and the right to enter upon said premises for the purpose of construction and maintaining such ditches, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining and also all their estate, right title and interest in and to the same, including dower and claim of dower this conveyances however, is made with the further consideration that the grantee here is or assigns will not use the premises for other than residential purposes and will not construct nor erect any residence on the said premises, the first cost of which shall be less than \$1,500.00.

ALSO SUBJECT TO Reservations and Retrictions as contained on plat dedication of Homeland Tract, to wit:

"Dedicate, donate and convey unto the public for public use forever the roads, sidewalks, irrigation and drainage ditch lines shown."

ALSO SUBJECT TO limited access provisions contained in Deed from the State of Oregon, by and through its State Highway Commission, recorded July 1, 1964, in Volume 354, page 255, Deed Records of Klamath County, Oregon, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is FORTY TWO THOUSAND DOLLARS (\$42,000.00).

DATED this 29th day of August, 1989.

Esther B. Tuttle by Roberta L. Cox
Esther B. Tuttle by Jim L. Cox
ESTHER B. TUTTLE

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 29th day of August, 1989, by ESTHER B. TUTTLE Roberta L. Cox & Jim L. Cox as attorney in fact for Esther B. Tuttle

Marlene Tuttle
NOTARY PUBLIC FOR OREGON
My Commission Expires: 6/16/92

GRANTORS NAME AND ADDRESS:

Tax - Tuttle
1711 Alameda Dr
Medford, OR 97504

GRANTEES NAME AND ADDRESS:

Tuttle Caton
1711 Alameda Dr
Medford, OR 97504

AFTER RECORDING, RETURN TO:

Tuttle Caton
above address

Until a Change is Requested,
Tax Statements Should be Sent
To:

Tuttle Caton
above address

STATE OF OREGON)
County of Klamath) ss.

I certify that the within instrument was received for record on the 21st day of September, 1989, at 10:49 o'clock A.M., and recorded in Book M95 on Page 25510 or as File Reel Number 6464, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk
Recording Officer

By: Annette Mueller
Deputy

Fees: \$30.00

AFTER RECORDING RETURN TP:

JACK LEROY & CAROL INIS CATON
6000 SO. 6th STREET
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED,
TAX STATEMENTS SHOULD BE SENT TO:

JACK LEROY & CAROL INIS CATON
6000 SO 6th STREET
KLAMATH FALLS, OR 97603