

10957

Key Title

After recording return to grantee herein  
 Until a change is requested send all tax  
 statements to grantee herein.

Vol. m95 Page 34889

KEY TITLE NO: K-48918  
 ESCROW NO: 27-23942  
 TAX ACCT. NO:  
 MAP NO:

GRANTEE'S NAME AND ADDRESS:

JOHN E. PARKS

P.O. BOX 115

CRESCENT LAKE, OR 97425

WARRANTY DEED -- STATUTORY FORM  
 (INDIVIDUAL or CORPORATION)

CHRIS MICHAEL PAUL and KENNETH A. FARRIS and R. J. PULONE, as tenants in common  
 Grantor,

conveys and warrants to:

JOHN E. PARKS and PAMELA R. PARKS, husband and wife, Grantee,

the following described real property free of encumbrances except as  
 specifically set forth herein:

LOT 12, BLOCK 5, TRACT 1042, TWO RIVERS NORTH, ACCORDING TO THE OFFICIAL  
 PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY  
 OREGON.

SUBJECT TO:

1. Reservations contained in the dedication of Tract No. 1042, Two Rivers North, as shown on Exhibit "A"
2. Reservations contained in Warranty Deed from D-Chutes Estates, Oreg. Ltd., to R. J. Pulone, Kenneth A. Farris and Chris Michael Paul dated March 27, 1987, recorded January 3, 1994, in Volume M94 page 96, Deed records of Klamath County, Oregon, as follows on Exhibit "B".

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 consideration for this conveyance is \$5,000.00. However, if the  
 actual consideration consists of or includes other property or other value  
 given or promised, such other property or value was part of the/the whole of  
 the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of  
 Directors.

Dated this 7th day of December, 1995.

GRANTOR(S):

Chris Michael Paul  
 CHRIS MICHAEL PAUL

Kenneth A. Farris  
 KENNETH A. FARRIS

R. J. Pulone  
 R. J. PULONE

STATE OF OREGON, County of \_\_\_\_\_) ss.

This instrument was acknowledged before me on \_\_\_\_\_, 1995,  
 by CHRIS MICHAEL PAUL, KENNETH A. FARRIS and R. J. PULONE

Notary Public for Oregon

My commission expires: \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

34890

No. 5907

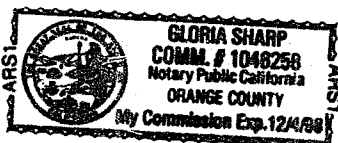
State of CA

County of ORANGE

On DEC 7 1995 before me, GLORIA SHARP NOTARY PUBLIC  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared CHRIS MICHAEL PAUL  
NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Gloria Sharp  
SIGNATURE OF NOTARY

## OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

### CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL  
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED  
☐ ATTORNEY-IN-FACT ☐ GENERAL  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

**SIGNER IS REPRESENTING:**  
NAME OF PERSON(S) OR ENTITY(IES)

### DESCRIPTION OF ATTACHED DOCUMENT

WARRANTY DEED  
TITLE OR TYPE OF DOCUMENT

1  
NUMBER OF PAGES

12/7/95  
DATE OF DOCUMENT

None  
SIGNER(S) OTHER THAN NAMED ABOVE

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

34891

No. 5907

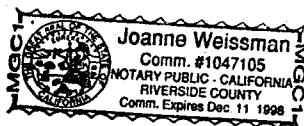
State of CALIFORNIA

County of RIVERSIDE

On 12/11/95 before me, JOANNE WEISSMAN, NOTARY  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Kenneth A. Faris  
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she/they executed the same in his her/their authorized capacity(ies), and that by his her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Joanne Weissman  
SIGNATURE OF NOTARY

## OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

### CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL  
☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

**SIGNER IS REPRESENTING:**  
NAME OF PERSON(S) OR ENTITY(ES)

### DESCRIPTION OF ATTACHED DOCUMENT

Warranty deed - Statutory form  
TITLE OR TYPE OF DOCUMENT

1  
NUMBER OF PAGES

12/17/95  
DATE OF DOCUMENT

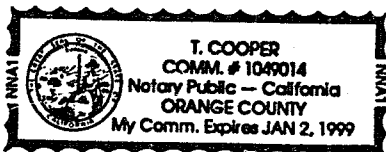
R.J. Pulone  
SIGNER(S) OTHER THAN NAMED ABOVE

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

34892

State of California  
 County of Orange  
 On Dec 15, 1995 before me, Thayer Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
 personally appeared Robert J. Pulone  
Name(s) of Signer(s)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Thayer  
Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

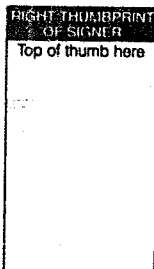
Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual
- ☐ Corporate Officer
- Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



Signer's Name: \_\_\_\_\_

- ☐ Individual
- ☐ Corporate Officer
- Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



## EXHIBIT A

RESERVATIONS AND RESTRICTIONS IN THE  
DEDICATION OF TRACT 1042, TWO RIVERS NORTH

....hereby dedicate, donate and convey to the public for public use forever, all streets shown on the annexed plat, said plat being subject to the following restrictions: (1) Building set-back 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 set-back 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 mean 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.

## EXHIBIT B

RESERVATIONS AND RESTRICTIONS CONTAINED  
IN DEED EXECUTED BY D-CHUTES ESTATES

....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 \$5,000.00 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 7; Lots 1 and 2, Block 12; Lots 11 and 12, Block 6; and Lots 1 and 2, Block 13. (7) Owners shall comply with all sanitary laws and regulations of Klamath County and the State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 22 day  
of Dec. A.D., 19 95 at 1:49 o'clock P. M., and duly recorded in Vol. M95  
of Deeds on Page 34889

FEE \$50.00

Bernetha G. Letsch, County Clerk  
By Doreen Mullendor