

STATUTORY WARRANTY DEED

Chrysant J. Speldrich and Helen M. Spelrich, Grantor, conveys and warrants to Scott E. Zimmer and Sharon K. Zimmer, Grantees. The following property free of encumbrance:

Lot 15 in block 14 of tract 1042, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk of Kiamath County, Oregon.

Tax Account No. 2607 001B0 009400

The property is free from encumbrance except those shown on reverse side

The true and actual consideration for this conveyance is \$4800.00.

Until a change is requested all tax statements are to be sent to that following address:

90116 W. Demming Rd., Elmira, Oregon 97437

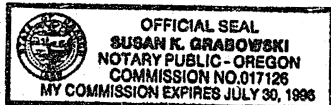
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATE: January 31st, 1996

Chrysant J. Speldrich
Chrysant J. Speldrich

The foregoing instrument was acknowledged before me this 31st Day of January, 1996 by Chrysant J. Speldrich.

Susan K. Grabowski
Notary Public for Oregon
My commission expires: 7-30-96



RETURN:

Scott Zimmer
90116 W Demming Rd
Elmira, Or 97437

96 FEB -7 P1:10

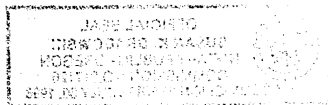
STATUTORY WARRANTY DEED

1. 1996/97 Taxes, a lien not yet due and payable.
2. Reservations and restrictions contained in Deed from State of Oregon, to Elizabeth A. Platts, dated June 29, 1907, recorded December 2, 1907 in Deed Volume 23, Page 302. Records of Klamath County, Oregon, as follows:

"Subject, however, to rights of way for ditches, canals, and reservoir sites for irrigation purposes, construction, or which may be constructed by authority of the United States or otherwise which right of way is hereny expressly reserved"

3. A 25 foot building setback lines as shown on dedicated plat.
4. Restrictions as contained in plat dedication, to wit:

"(1) Building setback 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 and fence or plantings to be placed thereon at the 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 Sanitation; (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 meandering of said channel; (6) Sanitary setback 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 main high water line of each side of Little Deschutes River and Hemlock Creek; (8) Access to Two River Road is vacated on all lots fronting on Two Rivers Road except Lots 8 and 9 of Block 10; (9) All easements and reservations of record."



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ Feb _____ A.D., 19 96 at 1:10 o'clock P _____ M., and duly recorded in Vol. _____
of _____ Deeds _____ on Page 3602

FEE \$35.00

By Jane Lutsch Bernetha C. Lutsch, County Clerk