

96 MAR 15 P3:50

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CT TITLE NO. 37597  
 ESCROW NO. EU96-5775  
 TAX ACCT. NO.

## WARRANTY DEED -- STATUTORY FORM

MARK HAMPE and JUDY HAMPE, husband and wife and LARRY K. MASSEY and  
 CONNIE G. MASSEY, husband and wife, Grantor,

conveys and warrants to

DEVEN D. MARTIN and DEREK M. MARTIN, not as tenants in common, but with the  
 right of survivorship, Grantee,

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

Lot 20 in Block 8 of Tract No. 1042, TWO RIVERS NORTH, according to the  
 official plat thereof on file in the office of the County Clerk of  
 Klamath County, Oregon.

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.

Except the following encumbrances:

The true consideration for this conveyance is \$20,000.00.

Dated this 12 day of March, 1996.

Mark Hampe  
 MARK HAMPE

Judy Hampe  
 JUDY HAMPE

Larry K. Massey  
 LARRY K. MASSEY

Connie G. Massey  
 CONNIE G. MASSEY

STATE OF OREGON, County of Sane ) ss.

This instrument was acknowledged before me on March 12, 1996,  
 by MARK HAMPE, JUDY HAMPE, LARRY K. MASSEY and CONNIE G. MASSEY

Sarah J. Vail  
 Notary Public for Oregon

My commission expires: 1-7-2000

MARK HAMPE

OR

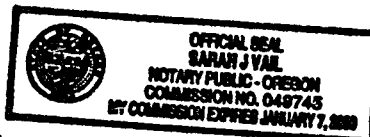
GRANTOR'S NAME AND ADDRESS

DEVEN D. MARTIN

29907 HAM RD.

CRESWELL, OR 97426

GRANTEE'S NAME AND ADDRESS



Until a change is requested  
 all tax statements shall be  
 sent to the following address:  
 \*\*\* SAME AS GRANTEE \*\*\*

After recording return to:  
 CASCADE TITLE CO.  
 811 WILLAMETTE  
 EUGENE, OR 97401

## EXHIBIT 'A'

1. Subject to approximate sanitary setback line as shown on dedicated plat.
2. A 25 foot building setback line as shown on dedicated plat.
3. 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 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 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 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; (9) All easements and reservations of record.
4. Reservations as contained in Warranty Deed, subject to the terms and provisions thereof dated August 28, 1974, Recorded August 29, 1974, Volume M74, Page 10565, Microfilm Records of Klamath County, Oregon, From D-Chutes Estates, Oregon. LTD, a limited partnership to Edgar H. Stutheit and Ruth M. Stutheit, TO WIT:
  - (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 use 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; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.
5. Agreement for Electric Service, subject to the terms and provisions thereof, dated June 11, 1982, Recorded August 23, 1982, Volume M82, page 10906, Microfilm Records of Klamath County, Oregon.
6. Any improvement located upon the insured property which is described or defined as a Mobile Home under the provisions of Chapters 803 and 820, Oregon Revised Statutes, and is subject to registration as provided therein.

TAX ACCOUNT NO: 2607-001A0-01200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 15th day  
 of March A.D. 19 96 at 3:50 o'clock P M., and duly recorded in Vol. M96  
 of Deeds on Page 7114

FEE \$35.00

By Bernetha G. Letsch County Clerk