

18661

After Recording Return To:
KEY TITLE COMPANY
P.O. Box 1458
Eugene, OR 97440

96 MAY 24 A9:25

After recording return to:

DANIEL MARK REESE

86481 LORANE HWY

EUGENE, OR 97405

MTC 38081

Vol. 1796 Page 15116

TITLE ORDER NO. 38081

KEY ESCROW NO: 29-7675

Until a change is requested tax statements
shall be sent to the following address:
SAME AS ABOVE

TAX ACCT. NO: 2507-036CO-01300
MAP NO:

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

LYNN H. WHEELER and RITA S. WHEELER, Grantor,

conveys and warrants to:

DANIEL MARK REESE and RENELLE ELIZABETH REESE, husband and wife, Grantee,

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

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$5,500.00. 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.

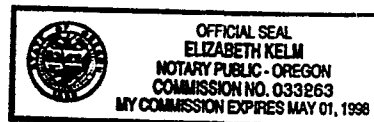
If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this ____ day of ____ May, 1996.

GRANTOR(S):

LYNN H. WHEELER

RITA S. WHEELER



STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on May 16, 1996,
by LYNN H. WHEELER and RITA S. WHEELER

Elizabeth Kelm
Notary Public for Oregon

My commission expires: 5/1/98

STATE OF OREGON, County of Lane) ss. May 21, 1996
Personally appeared the above named RITA S. WHEELER***
and acknowledged the foregoing instrument to be her
voluntary act and deed.



Before me:

Lynn Terrien-Baldwin

Notary Public for Oregon

My commission expires 8/31/97

Lot 11 in Block 1 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.

Subject to:

1. 25 foot building setback from Umli Street and Hemlock Creek Road as shown on dedicated plat.
2. Restrictions as contained in plat dedication, to wit:

"(1) Building setback lines as shown on 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 plantings 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 of 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."

3. 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 workman like manner and comply with state and county building codes.
3. Any mobile homes used as a permanent residence shall have a retail value of \$5,000.00 or more 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day of May A.D., 19 96 at 9:25 o'clock AM., and duly recorded in Vol. M96 of Deeds on Page 15116.

FEE \$35.00

By Bernetha G. Letsch, County Clerk