

NA

27423

K-49907
SPECIAL WARRANTY DEED

Vol. m96 Page 34034

KNOW ALL MEN BY THESE PRESENTS, That
CENTENNIAL BANK

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MATTHEW HAWES AND LAURA HAWES MAYERS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 18 in Block 8, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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See Attached Exhibits "A" and "B" for Reservations

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,000.00

~~the whole consideration (including interest) for the property described herein, or any part thereof, shall be paid in full at the time of the execution of this deed, and no part of the same shall be deferred or payable in installments.~~

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18 day of October, 1996; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto by order of its board of directors.

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.

Centennial Bank

By: Collin Alspach Vice President

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on , 19 ,

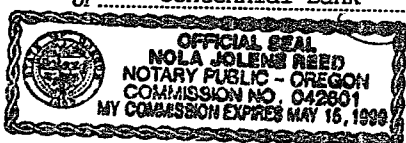
by

This instrument was acknowledged before me on October 18, 1996,

by Collin Alspach

as Vice President

of Centennial Bank



My commission expires

Notary Public for Oregon

Centennial Bank
675 Oak St.
Eugene, OR 97401
Grantor's Name and Address
Matthew Hawes and Laura Hawes Mayers
19600 South Juniper Canyon Rd.
Prinville, OR 97754
Grantee's Name and Address

After recording return to (Name, Address, Zip):
Western Pioneer Title Co. #30-9920
96 E. Broadway
Eugene, OR 97401

Until requested otherwise send all tax statements to (Name, Address, Zip):
Matthew Hawes and Laura Hawes Mayers
19600 South Juniper Canyon Rd.
Prinville, OR 97754

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of

I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By , Deputy

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 _____ Klamath County Title _____ the _____ 29th _____ day
of _____ October _____ A.D., 19 _____ at _____ 11:22 o'clock _____ A. M., and duly recorded in Vol. _____ M96 _____
of _____ Deeds _____ on Page _____ 34034 _____
Bernetha G. Letsch _____ County Clerk
By _____ Kathleen _____

FEE \$40.00