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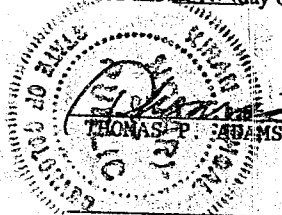
STATUTORY WARRANTY DEED

THOMAS P. ADAMS

conveys and warrants to F. DEE MARTIN AND DIANE K. MARTIN, HUSBAND AND WIFE, Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,
SEE ATTACHED EXHIBITS A, B AND C FOR LEGAL DESCRIPTION AND EXCEPTIONS WHICH
ARE MADE A PART HEREOF BY REFERENCE HERETOTAX ACCOUNT NOS: 2607 001AO 01700 AND
2607 001AO 00500

This property is free of liens and encumbrances, EXCEPT:

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 \$ 10,000.00 (Here comply with the requirements of ORS 93.030)Dated this 27th day of January, 19 97STATE OF OREGON } ss.
County of AmphurBE IT REMEMBERED, That on this 27 day of Jan, 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named THOMAS P. ADAMSknown to me to be the identical individual described in and who executed the within instrument and acknowledged to me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission expires 08/21/2000, Notary Public for Oregon.Title Order No. K-49785Escrow No. 9640428

After recording return to:

F. DEE MARTIN83448 TOLMAN ROADCRESWELL, OR 97426

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

F. DEE MARTIN83448 TOLMAN ROADCRESWELL, OR 97426

Name, Address, Zip

FIRST AMERICAN TITLE
INSURANCE COMPANY OF OREGONP.O. Box 4620
Sunriver, OR 97707

THIS SPACE RESERVED FOR RECORDER'S USE

2673

EXHIBIT "A"

Lots 25 and 30, Block 8, 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. Reservations contained in the dedication of Tract No. 1042, Two Rivers North, as shown on Exhibit "B"
2. Reservations contained in Warranty Deed from D-Chutes Estates, Oreg. Ltd., to William O. Knight and Benny Bartel, dated May 1, 1982, recorded May 10, 1982 in Volume M82 page 5797, Deed records of Klamath County, Oregon, as follows on Exhibit "C". (Affects Lot 25)

EXHIBIT "B"

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 "C"

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 January A.D. 1997 at 3:15 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 2672

FEE \$40.00

Bernetha G. Letsch, County Clerk
by Kathleen Ross

Missing # 32010

January 29, 1997