

After recording return to:

RICHARD S. JORDANP.O. BOX 147CHEMULT, OR 97731

TITLE ORDER NO: K-50774

KEY ESCROW NO: 34-1159

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

SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

F. DEE MARTIN and DIANE K. MARTIN, husband and wife Grantor,

conveys and warrants to:

as to an undivided $\frac{1}{2}$ interest
RICHARD S. JORDAN and JOANN COON, as to an undivided $\frac{1}{2}$ interest as tenants in common.

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

Lot 30 in 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 " A ".

Tax Account No: 162442

Map No: 2607-1A-500

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 \$9,500.00 . 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 27 day of June, 1997.

GRANTOR(S):

F. Dee Martin
F. DEE MARTIN

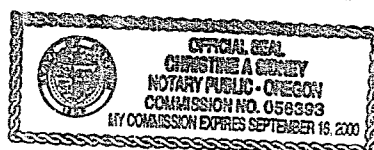
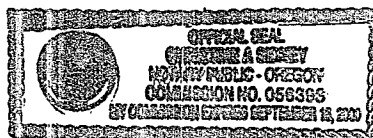
Diane K. Martin
DIANE K. MARTIN

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on June 27, 1997,
by F. DEE MARTIN and DIANE K. MARTIN

[Signature]
Notary Public for Oregon

My



RESERVATIONS AND RESTRICTIONS IN THE
DEDICATION OF TRACT 1042, TWO RIVERS NORTH

21152

....heraby 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 8th day
of July A.D., 19 97 at 3:26 o'clock p M., and duly recorded in Vol. M97
of Deeds on Page 21151.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Ruthen Roon