



47331

97 OCT 17 1997

Vol 177 Page 34676

STATUTORY WARRANTY DEED

GRADY MARTIN AND DEBBRAH MARTIN

conveys and warrants to TOM HILL

Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
LOT 5 IN BLOCK 8 OF TRACT 1042, TWO RIVERS NORTH, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON

Grantee,

TAX ACCOUNT NO: 2607 1A 3100

SEE ATTACHED EXHIBIT "A", "B", AND "C" FOR EXCEPTIONS WHICH ARE MADE A PART
HEREOF BY REFERENCE HERETO

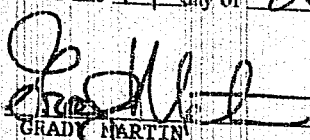
This property is free of liens and encumbrances, EXCEPT:

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 \$ 6,800.00

(Here comply with the requirements of ORS 93.030)

Dated this 17 day of OCT 1997


GRADY MARTIN


DEBBRAH MARTIN

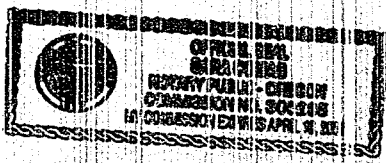
STATE OF OREGON

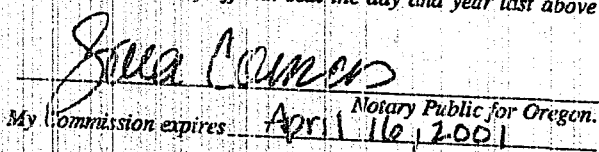
County of LANE

BE IT REMEMBERED, That on this 17 day of October, 1997, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
GRADY MARTIN AND DEBBRAH MARTIN

Known to me to be the identical individual s described in and who executed the within instrument and acknowledged to
me that THEY 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 April 1, 2001

Title Order No. K-51441

Escrow No. 9740475

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

TOM HILL

1551 HEMLOCK STREET

EUGENE, OR 97404

Name, Address, Zip

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

TOM HILL

1551 HEMLOCK STREET

EUGENE, OR 97404

Name, Address, Zip

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 utility 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.

EXHIBIT C

1. Taxes for the fiscal year 1987-88 are not yet payable.
 2. Declaration of Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument in the dedication of Tract No. 1042, Two Rivers North.
 3. Declaration of Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument.
- Executed by : D-Chutes Estates, Oreg. Ltd.
To : Bill Lee Lavamala
Dated : October 18, 1984
Recorded : January 22, 1985, in Volume MB3 page 1617, Deed Volume MB3 page 1617, Deed records of Klamath County, Oregon.

FILED IN CLERK'S OFFICE OF THE COUNTY OF KLAMATH, OREGON

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Klamath County Title the 21st day of October A.D., 1997 at 3:04 o'clock P.M. and duly recorded in Vol. M97 of Deeds on Page 34676

FEE \$40.00

By Kathleen G. Letsch, County Clerk