

E1878

WARRANTY DEED

D-CHUTES ESTATES, OREG. LTD., a limited partnership, hereinafter called grantor, conveys to Eckle James Fulk

all that real property situated in Klamath County, State of Oregon, described as:

Lot 2, Block 9, Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon,

and covenants that grantor is the owner of the above described property free of all encumbrances except those contained in patent of the United States Government, the State of Oregon, and reservations contained in the dedication of Tract 1042 of record in Klamath County, Oregon; 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 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 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; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

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 APPROP. CITY OR COUNTY PLANNING DEPARTMENTS TO VERIFY APPROVED USES; AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this transfer is \$ 1295.00

DATED this 11 day of June, 19 80



STATE OF OREGON)

County of Klamath)

) ss.

D-CHUTES ESTATES, OREG., LTD., a limited partnership

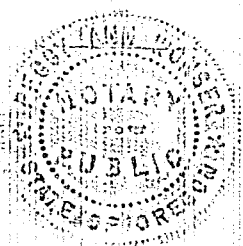
By

Barbara A. Bedard
Barbara A. Bedard
General Partner

June 11, 19 80

Personally appeared BARBARA A. BEDARD, general partner of D-CHUTES ESTATES, OREG., LTD., and acknowledged the foregoing to be his voluntary act. Before me:

[Signature]
Notary Public for Oregon
My commission expires: 12-3-83



Until a charge is requested
send tax statements to:
James Fulk
31478 E. Fairview Ln.
Creswell, OR 97426

After recording return to:
Milton E. Gifford
1807 E. Main Street
Cottage Grove, OR 97424

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Milton E. Gifford the 13th day
of November A.D., 19 97 at 9:22 o'clock A.M. and duly recorded in Vol. M97
of Deeds on Page 37812

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross