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49473

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Joan L. Kattenhorn
3446 Summer Lane #7
Klamath Falls Oregon 97603

Mason R. Kattenhorn
3446 Summer Lane #7
Klamath Falls Or. 97603

After recording, return to (Name, Address, Zip):
Mason R. Kattenhorn
3446 Summer Lane
Klamath Falls Or. 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Mason R. Kattenhorn
3446 Summer Lane
Klamath Falls Or. 97603

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. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
 By _____, Deputy.

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Joan L. Kattenhorn

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto _____

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in _____ County, State of Oregon, described as follows, to-wit:

Parcel 2 of Land Partition 46-93 Being Lot 8
Block 2 of 5 hasta View tracts, situated in
the SW 1/4 of Section 36, Township 38 South,
Range 9 East of the Willamette Meridian, Klamath
County Oregon

Subject to: see addendum - A - Attached
hereto and incorporated herein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

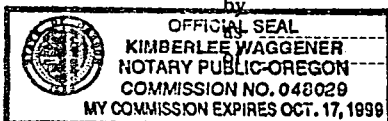
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 3 day of December, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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.

Joan L. Kattenhorn

STATE OF OREGON, County of Klamath } ss.
 This instrument was acknowledged before me on December 3, 1997
 by Joan Kattenhorn
 This instrument was acknowledged before me on _____, 19____,
 by _____



Notary Public for Oregon
 My commission expires 10/17/99

cc
 475
 35

ADDENDUM "A"

33385

The following restrictions are to be recorded as deed restrictions upon the lots offered for sale by Randy and Kathy Kerr, Glen and Joanna Justus, located on Patterson Street.

- (1) All Manufactured homes must be ground set on a permanent foundation.
- (2) All double-wide units must have 4/12 pitch roofs.
(Standard roof pitch allowed on triple-wides)
- (3) Completion of garage (attached or detached) is required within six months of occupancy.
- (4) No parking shall be permitted on blacktop easement, each property owner must provide adequate parking for their own use.
- (5) All dwellings must be a minimum of 1,200 square feet living area.
- (6) All properties must be maintained in a manner to reflect the integrity of the surrounding neighborhood.
- (7) No inoperable vehicles to be allowed in open area of premises for a period exceeding 30 days.
- (8) All parcels in Land Partition # 46-93 and #45-93 to share in all costs and expenses necessary to maintain and repair the private easement presently running through. Each owner shall pay 1/6th of such costs and expenses. Owners to meet at such times and places as necessary to consider expenditures for such repair and maintenance. Owners to vote upon such expenditures, with the owner of each lot having one vote, and the approval of a majority of such owners being necessary to approve any expenditure. To collect money and arrange for repair and maintenance, in a manner as shall be approved by a majority of the owners.

Buyer

Buyer

10/10/94

date

10/10/94

Date

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Marion R. Kattenhorn the 3rd day
of December A.D., 19 97 at 10:50 o'clock A.M., and duly recorded in Vol. M97
of Deeds on Page 39370.

Bernetha G. Letsch, County Clerk

By

Kathleen Rose

FEE

\$35.00

4.75 c.c.