

56026

Title Order No. 128339-CF

Escrow No. 128339-CF

K-51982

98 APR -8 P3:00

Vol. 1198 Page 11456

This space reserved for recorder's use

After recording return to:

Randall L. Petz

15988 N Santiam Hwy

Stayton, OR 97383

Name, Address, Zip

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

Randall L. Petz

15988 N Santiam Hwy

Stayton, OR 97383

Name, Address, Zip

## STATUTORY WARRANTY DEED

Ken Katsuda, Grantor,

conveys and warrants to Randall L. Petz, Grantee,

the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath County county, OREGON, to wit:

Lot 7 of TRACT 1301 - BASIN VIEW ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 3809-035AA-19000, Key No. R8881226

This property is free from encumbrances, EXCEPT: See Exhibit "A" attached hereto and by this reference made a part hereof.

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 \$32,000.00.

(Here comply with the requirements of ORS 93.030)

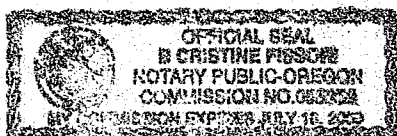
Dated this 3 day of 4, 1998
  
 Ken Katsuda

STATE OF OREGON, County of Deschutes

) ss.

This instrument was acknowledged before me on April 3, 1998,

by Ken Katsuda




Notary Public for Oregon

My commission expires 7/18/00

## EXHIBIT "A"

Restrictions contained in the dedication of North Hills as follows: "...said plat being subject to: (1) All building setbacks of the City of Klamath Falls, ordinances in effect on the date of recording of said plat as said ordinances pertain to the various zones, (2) All utility easements, including electricity, telephone, gas, T.V. cable, sanitary sewer, drainage and geothermal heating, as shown on the annexed plat map, (3) Any protective covenants as recorded."

Restrictions shown on the recorded plat of Tract 1031 - Basin View Estates, as follows: "(1) All interior monuments will be set on or before January 1, 1997, (2) An existing 16.00' waterline easement with an additional 10.00' temporary construction easement to the south lies along the entire northerly boundary of Lots 4, 5 & 6 as per Vol. M95 page 5516, (3) An existing 16.00' utility easement lies along the entire westerly boundary of Lot 6-16 as per the official plat of North Hills, (4) An existing 5.00' powerline easement lies along the entire easterly boundary of Lots 1-4 and Lots 14-20 as per the official plat of North Hills, (5) A 16.00' public utility easement is being dedicated by this plat lying between Lots 17 & 18 with 8.00' along the south boundary of Lot 18 and 8.00' along the north boundary of Lot 17, (6) No development shall occur on Lots 14, 15 or 16 of this plat without the construction of a 10 foot wide Multi-Purpose path consisting of 8 feet A/C paving and 2 feet of aggregate shoulder. The described path shall be on the west side of Hornedale Road adjacent to said Lots and approved by the City of Klamath Falls Public Works Director at the time of construction."

Reservations and restrictions contained in the Declaration as shown on the plat of Tract 1301 - Basin View Estates.

An easement created by instrument, including the terms and provisions thereof;

Recorded : October 5, 1973 in Volume M73, page 13497, Deed records of Klamath County, Oregon  
 Favor of : Southern Oregon Broadcasting Company, an Oregon corporation dba SO Cable TV  
 For : transmission cable

An easement created by instrument, including the terms and provisions thereof;

Recorded : October 5, 1973 in Volume M73, page 13498, Deed records of Klamath County, Oregon  
 Favor of : Southern Oregon Broadcasting Company, an Oregon corporation, dba SO Cable TV  
 For : transmission cable

An easement created by instrument, including the terms and provisions thereof;

Recorded : October 5, 1973 in Volume M73, page 13499, Deed records of Klamath County, Oregon  
 Favor of : Southern Oregon Broadcasting Company, an Oregon corporation, dba SO Cable TV  
 For : transmission cable

Agreement, including the terms and provisions thereof,

Dated : January 2, 1979  
 Recorded : January 5, 1979 in Volume M79, page 456, Deed records of Klamath County, Oregon  
 Re-recorded : January 30, 1979 in Volume M79, page 2453, Deed records of Klamath County, Oregon  
 Between : City of Klamath Falls, a municipal corporation, and  
 Basin View Development Co., an Oregon corporation

Amended by Agreement, including the terms and provisions thereof,

Dated : February 21, 1979  
 Recorded : March 7, 1979 in Volume M79, page 5113, Deed records of Klamath County, Oregon

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 : North Hills, LLC  
 Recorded : February 24 1997, in Volume M97page 5470, Deed records of Klamath County, Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 8th day  
 of April A.D., 19 98 at 3:00 o'clock P.M., and duly recorded in Vol. M98  
 of Deeds on Page 11456.

FEE \$35.00

By Bernetha G. Leisch, County Clerk  
Kathleen R. [Signature]