



65783

'98 SEP -4 P2:19

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STATUTORY WARRANTY DEED

LESTER TODD and KATHERINE TODD, as tenants in common

conveys and warrants to ROBERT E. HENRY and CARLEN M. HENRY, husband and wife, as to an undivided 1/2 interest, and WALLACE JOHN HIERONIMUS, as to an undivided 1/2, Grantor, the following described real property free of liens and encumbrances, except as specifically set forth herein: Lot 11 in Block 4, Tract 1041, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

TAX LOT NO.: 2507 36C0 2400

This property is free of liens and encumbrances, EXCEPT: 1998-99 taxes, a lien not yet payable, for additional exceptions, see attached Exhibit "A"

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 \$ 15,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 2nd day of September 19 98

Lester Todd
LESTER TODD

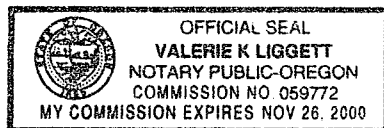
Katherine Todd
KATHERINE TODD

STATE OF OREGON
County of KLK } ss.

BE IT REMEMBERED, That on this 2nd day of September, 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named LESTER TODD AND KATHERINE TODD

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.



Valerie K Liggett
My Commission expires Nov. 26, 2000 Notary Public for Oregon.

Title Order No. K-52863Escrow No. 9840353

After recording return to:

ROBERT E. HENRYP O BOX 225FORESTHILL, CA 95631

Name, Address, Zip

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

ROBERT E. HENRYP O BOX 225FORESTHILL, CA 95631

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT A

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

I....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.

2. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Hemlock Creek and the ownership of the State of Oregon in and to that portion lying below the Hemlock high water mark thereof.

3. Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Hemlock Creek or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.

4. Reservations in the Warranty Deed including the terms and provisions thereof, as shown in Exhibit "B"
 Dated : September 10, 1990
 Recorded : April 28, 1992, in Volume M92 page 9073, Deed records of Klamath County, Oregon
 From : D-Chules Estates, Oreg. Ltd.
 To : Lester and Katherine Todd

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of _____ the _____ day
 of September A.D., 19 98 at 2:19 o'clock P M., and duly recorded in Vol. M98
 of Deeds on Page 32718

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Pauline Muelendorf