

69116

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After recording return to: '98 NO. -4 P3:15
 MATTHEW ELWYN WEATHERLY
 1430 WILLAMETTE ST. #280
 EUGENE, OR 97401

TITLE ORDER NO: K-53095
 KEY ESCROW NO: 41-1998

Until a change is requested tax statements
 shall be sent to the following address:
 SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
 (INDIVIDUAL OR CORPORATION)

DANIEL G. LONG and CONSUELO E. LONG, as tenants by the entirety Grantor,
 conveys and warrants to:

MATTHEW ELWYN WEATHERLY, Grantee,

the following described real property free of encumbrances except as
 specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No: R162790
 Tax Account No: R162807

Map No: 2607-001A0-02400
 Map No: 2607-001A0-02500

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 \$17,500.00. However, if
 the actual consideration consists of or includes other property or other
 value given or promised, such other property or value was part of the/the
 whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
 Directors.

Dated this 2nd day of November, 1998.

GRANTOR(S):

Daniel G. Long
 DANIEL G. LONG

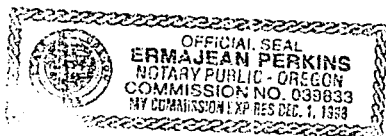
Consuelo E. Long
 CONSUELO E. LONG

STATE OF OREGON, County of Lincoln) ss.

This instrument was acknowledged before me on 11-2, 1998,
 by DANIEL G. LONG and CONSUELO E. LONG

Erma Jean Perkins
 Notary Public for Oregon

My commission expires: 12-1-98



Lots 14 and 15, Block 8, TRACT NO. 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1. Reservations as contained in Deed
 - Recorded : December 2, 1907 in Volume 23, page 302, Deed records of Klamath County, Oregon
 - From : State of Oregon
 - To : Elizabeth a. Platts
 - As follows : "subject, however, to right of way for ditches, canals, and reservoir sites for irrigation purposes, construct, or which may be constructed, by authority of the United States or otherwise which right of way is hereby expressly reserved."
2. Restrictions shown on the recorded plat and contained in the dedication of Tract No. 1042, Two Rivers North, as shown on attached Exhibit "A".
3. Reservations 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 Deed
 - Executed by : D-Chutes Estates, Org. Ltd., a limited partnership
 - Recorded : May 22, 1979 in Volume M79, page 11679, Deed records of Klamath County, Oregon (lot 14)
 - Recorded : June 14, 1978 in Volume M 78, page 12629, Deed records of Klamath County, Oregon (lot 15)
 - as shown on attached Exhibit "B"

EXHIBIT A

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 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.

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.

40435

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 4th day
of November A.D., 19 98 at 3:15 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 40433.

FEE \$35.00

By Bernetha G. Letsch, County Clerk