



STATE OF OREGON,

County of Lane

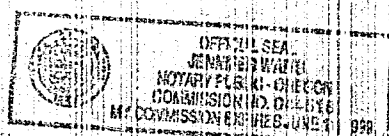
2035

FORM NO. 25-A (2017) NOTARIAL  
Seal of the State of Oregon, All  
Notaries, OR 97244 © 1992

BE IT REMEMBERED, That on this 20th day of January, 1999, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named VERNICA KEITH GREGG AND JANEL K. GREGG

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.



My commission expires

### 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.

### DESCRIPTION OF PROPERTY

Lot 8, Block 8, SECOND ADDITION TO PINE GROVE CONDOROSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OHIO, COUNTY OF BLANCH, ss.

Filed for record at request of First American Title Inc. 21st day  
of January A.D. 1999 at 11:06 o'clock A.M. and duly recorded in Vol. 890  
of Deeds at Page 2034

FER \$40.00

Linda Smith, County Clerk

by Kathleen R. Rouse