

1999 OCT 21 PM 3:27

ASPEN 01050367

After recording return to:

TITLE ORDER NO: 50367

MICHAEL PETRUSHA

46386 HWY 58

WEST FIR, OR 97492

AMERICAN STATES ESCROW NO: 03-10414

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

41953  
Vol M99 Page

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

SHIRLEY ANN BARSHAW Grantor,

conveys and warrants to:

MICHAEL PETRUSHA and MARJORIE PETRUSHA, husband and wife, Grantee,

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

LOT 4, BLOCK 1, CRES-DELL ACRES, FIRST ADDITION, IN THE COUNTY OF  
KLAMATH, STATE OF OREGON.

EXCEPTIONS SHOWN IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Tax Account No: 145499

Map No: 2407-7BO-4100

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 \$10,250.00. 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 19th day of October, 1999.

GRANTOR(S):

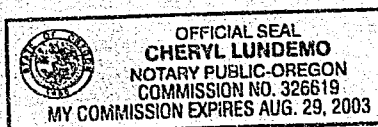
Shirley Ann Barshaw  
SHIRLEY ANN BARSHAW

STATE OF OREGON, County of Multnomah ss.

This instrument was acknowledged before me on Oct. 19th, 1999,  
by SHIRLEY ANN BARSHAW

Cheryl Lundemo  
Notary Public for Oregon

My commission expires: 8-29-03



## EXHIBIT "A"

1. This property lies within and is subject to the levies and assessments of the Fire Patrol District.

2. Restrictions, but omitting restrictions, if any, based on race, color, religion, national origin or physical or mental handicap, as shown on the recorded plat of Cres-Dell Acres, First Addition.

3. Conditions, restrictions and reservations, including the terms and provisions therein contained in Warranty Deed,

Dated : September 17, 1963

Recorded : November 16, 1982

Book : M-82

Page : 15231

Recorder's Fee No. : 17240

As follows:

:(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 trailer used as a permanent residence shall have a retail value of \$1,500.00 or more when installed. (4) Businesses shall be restricted to lots having highway frontage only. (5) All lot owners shall be responsible for maintaining their lots free of trash and refuse at all times. (6) No tents shall be used as dwellings on the property.

State of Oregon, County of Klamath  
Recorded 10/21/99, at 3:27 pm.  
In Vol. M99 Page 41953  
Linda Smith,  
County Clerk Fee \$ 35.00