

1999 DEC 13 PM 3:38

WARRANTY DEED

Vol M99 Page 49043

JOSEPH MICHAEL HOHMAN,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
GEORGE KUBAC and CINDY L. KUBAC, as tenants by the entirety,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

PARCEL 2 OF LAND PARTITION 35-98 IN THE N1/2 OF SECTION 13, TOWNSHIP 38  
SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

ACCT # 3308-01300-00401 KEY # 884636

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
SEE EXHIBIT A ATTACHED TO AND MADE A PART THEREOF.

and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is 87,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1811 CALHOON STREET, KLAMATH FALLS, OR

Dated this 13th day of December 1999.

JOSEPH MICHAEL HOHMAN

State of Oregon  
County of

This instrument was acknowledged before me on December 13, 1999 by  
JOSEPH MICHAEL HOHMAN.



Kristyl Redd  
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT49742-KR

Return to:  
GEORGE KUBAC  
1811 CALHOON STREET  
KLAMATH FALLS, OR

## EXHIBIT "A"

1. THE PROPERTY SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY. HOME OCCUPATIONS MAY BE PERMITTED PROVIDED THEY ARE CONDUCTED SOLELY WITHIN AN APPROVED BUILDING PROVIDED THAT THE HOME OCCUPATION DOES NOT GENERATE REGULAR COMMERCIAL TRAFFIC PROVIDED THAT NO MAINTENANCE, SIGNS, REPAIR, STORAGE, FABRICATION OR SALVAGE OF VEHICLES, MATERIALS, OR EQUIPMENT OCCURS ON THE PREMISES.
2. NO STRUCTURE<sup>(E)</sup> SHALL BE LOCATED ON THE LOT NEARER THAN 30 FEET FROM ANY PROPERTY LINE.
3. THE PROPERTY SHALL NOT BE DEVELOPED INTO MULTIPLE FAMILY HOUSING. NO MOBILE HOME OR TRAILER MAY BE USED AS A RESIDENCE. NO MODULAR HOMES ARE TO BE USED AS A RESIDENCE ON THIS LOT. ACCESSORY BUILDINGS INCIDENTAL TO THE MAIN DWELLING SHALL BE OF SIMILAR ARCHITECTURAL DESIGN, COLORING, AND MATERIALS.
4. NO STRUCTURE OF A TEMPORARY NATURE SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY EXCEPT DURING CONSTRUCTION OF MAIN DWELLING. THIS INCLUDES TENTS, SHACKS, GARAGES, BARNs, OR OTHER OUTBUILDINGS.
5. NO TYPE OF LIVESTOCK OR POULTRY SHALL BE PERMITTED. DOGS, CATS AND HORSES MAY BE KEPT PROVIDED THEY ARE NOT KEPT FOR COMMERCIAL PURPOSES, AND MUST BE CONFINED TO THE PERIMETER OF EACH LOT.
6. THE LOT SHALL NOT BE USED FOR THE STORAGE OF ANY PROPERTY OR THING THAT WILL CAUSE THE LOT TO APPEAR IN AN UNCLEAN OR UNTIDY CONDITION OR THAT WILL BE OBNOXIOUS TO THE EYE; NOR SHALL ANY SUBSTANCE BE KEPT THAT EMITS FOUL ODORS, OR THAT WILL CAUSE ANY NOISE DISTURBING THE PEACE, QUIET, COMFORT OR SERENITY OF THE NEIGHBORHOOD.
7. ALL DWELLINGS SHALL BE COMPLETED WITHIN NINE (9) MONTHS AFTER BEGINNING OF CONSTRUCTION.
8. NO STRUCTURE MAY BE MORE THAN 30 FEET IN HEIGHT. (MEASURED FROM THE MAIN FLOOR - EXCLUDES BASEMENT). NO "HAM" ANTENNAS MAY BE PLACED ON THE LOT.
9. AS MUCH AS PRACTICABLE ALL UTILITIES (I.E. ELECTRIC, PHONE, ETC.) SHALL BE PLACED UNDERGROUND.

State of Oregon, County of Klamath  
Recorded 12/13/99, at 3:38 p.m.  
In Vol. M99 Page 49043  
Linda Smith,  
County Clerk Fee \$ 35<sup>00</sup>