

After recording, return to:

Western Pioneer Title Co.

ATTN: KIM SPICER/10-56719

PO BOX 10146/EUGENE OR 97440

Until a change is requested,  
all tax statements are to be  
sent to the following address:

90286 Daisy Lane  
Elmira, OR 97437

*000-63*

STATUTORY WARRANTY DEED

ROBERT E. TRULLINGER, Trustee, and IDA M. TRULLINGER, Trustee, under the ROBERT E. AND IDA M. TRULLINGER FAMILY TRUST AGREEMENT REVOCABLE LIVING TRUST AGREEMENT, UTA DATED 10/17/97, Grantor conveys and warrants to R. KEITH COPE and DONNA COPE, husband and wife, ALLEN CRENSHAW and DANA CRENSHAW, husband and wife, and JARED NESBITT and KIM NESBITT, husband and wife, that real property situated in Klamath County, Oregon more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein.

The true and actual consideration for this conveyance is \$85,000.

THIS INSTRUMENT WILL NOT ALLOW THE 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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

DATED this 27th day of June, 2000.



Robert E. Trullinger  
ROBERT E. TRULLINGER, Trustee, Grantor

Ida M. Trullinger  
IDA M. TRULLINGER, Trustee, Grantor

STATE OF OREGON )

County of Lane )

) ss.

June 27, 2000

Personally appeared before me the above-named Robert E. Trullinger and Ida M. Trullinger in their above capacities and acknowledged the foregoing instrument to be their voluntary act and deed.

Kimberly A. Spicer  
Notary Public for Oregon  
My Commission Expires: 8/20/01

## EXHIBIT A

Lot 13, Block 7, TRACT 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to and excepting:

A. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Little Deschutes River.

B. A 25 foot building setback line as shown on dedicated plat.

C. Restrictions as contained in plat dedication, to wit:

"(1) Building setback 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 plantings 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 Descutes 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 setback 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 main high water line of 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; (9) All easements and reservations of record."

D. Reservations as contained in Deed recorded March 15, 1976 in Volume M76, page 3628, Microfilm Records of Klamath County, Oregon, to wit:

"(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 lot owners shall be responsible for maintaining their lots free of trash and refuse at all time. (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; Lots 1 and 2, Block 13. (7) Owners shall comply with all sanitary laws and regulations of Klamath County and the State of Oregon; and grantor will warrant and defend the same against all persons who may lawfully claim the same, except as shown above."

State of Oregon, County of Klamath  
Recorded 06/29/00, at 3:11 p. m.  
In Vol. M00 Page 23896  
Linda Smith,  
County Clerk Fee \$ 36<sup>00</sup>