

After recording, return to NOV 20 PM 2:31
Pioneer Escrow CE#8600
P.O. Box 1538
Pendleton OR 97801

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WARRANTY DEED

Everett Harshman and Elma Harshman, husband and wife, Grantors, convey to David A. Biles and Coleeta J. Biles, Grantees, all that real property situated in Klamath County, State of Oregon, described as:

Lot 2 in Block 3 of 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.

and covenant that Grantors are the owners of the above described property, free of all encumbrances, except as described in attached Exhibit "A", and will warrant and defend the same against all persons who may lawfully claim the same, except as shown on the attached Exhibit "A".

The true and actual consideration for this transfer is \$35,000.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY 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.

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

David A. Biles and
Coleeta J. Biles
P.O. Box 60
Chemault, OR 97731

DATED: 6-12-90, 1990

Everett Harshman
Everett Harshman

Elma Harshman
Elma Harshman

STATE OF OREGON)
County of Morrow)

DATED: 6-12-90, 1990

Personally appeared Everett Harshman and Elma Harshman, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

[Signature]
Notary Public for Oregon

My Commission Expires: 12-22-92

(SEAL)

EXHIBIT "A"

(1) Reservations and restrictions in deed from State of Oregon to Elizabeth A. Platts, dated June 28, 1907, recorded December 2, 1907, in Volume 23, page 302, Deed records of Klamath County, Oregon, as follows: "subject, however, to right of way for ditches, canals, and reservoir sites for irrigation purposes, construction or which maybe constructed, by authority of the United States or otherwise which right of way is hereby expressly reserved."

(2) Reservations and restrictions in the dedication of Tract No. 1042 Two Rivers North, as follows: "... 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) Real 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."

(3) Reservations and restrictions in deed from D-Chutes Estates, Oreg. Ltd., a limited partnership, to Harold E. Brown and Leona J. Brown, husband and wife, dated September 4, 1977, recorded July 6, 1979, in Volume M79, page 16023, deed records of Klamath County, Oregon, as follows: "... 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

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regulations of Klamath County and the State of Oregon."

(4) Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Hemlock Creek.

State of Oregon, County of Klamath
Recorded 11/20/00, at 2:31 p m.
In Vol. M00 Page 41788
Linda Smith,
County Clerk Fee\$ 31⁰⁰
6⁰⁰