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02 JUL 11 AM 8:40

Vol M02 Page 39350

STATE OF OREGON,

} ss.

Ferris C Rust

1199 N Terry Street # 282

Eugene OR 97402

Grantor's Name and Address

Wayne &amp; Erika Griesenauer

24501 S Barlow Road

Aurora OR 97002

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Wayne &amp; Erika Griesenauer

24501 S Barlow Road

Aurora OR 97002

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Wayne &amp; Erika Griesenauer

24501 S Barlow Road

Aurora OR 97002

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 07/11/2002 8:40 a m.

Vol M02, Pg 39350-51

Linda Smith, County Clerk

Fee \$ 26<sup>00</sup> # of Pgs 2

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Ferris C Rusthereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Wayne & Erika Griesenauerhereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:Lot 17, Block 12, Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon,

and covenants that grantor is the owner of the above described property free of all encumbrances except those contained in patent of the United States Government, the State of Oregon, and reservations contained in the dedication of Tract 1042 of record in Klamath County, Oregon; rights of the Federal Government, the State of Oregon, and the general public in any portion of the above described property lying below the high water line of the Little Deschutes River; 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.

See reverse side

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): no exceptions

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7500.00. <sup>①</sup> However, the ~~actual consideration consists of or includes other property or value given or promised which is~~ ☐ the whole ☐ part of the (indicate which) consideration. <sup>②</sup> (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on June 26, 2002; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

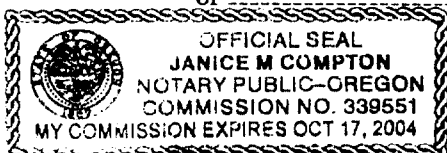
x Ferris C RustSTATE OF OREGON, County of Lane ) ss.This instrument was acknowledged before me on June 26, 2002by Ferris C Rust

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_


Janice M Compton  
 Notary Public for Oregon
My commission expires Oct 17, 2004

Continued from reverse side...

(3) Any mobile home used as a permanent residence shall have a retail value of \$ 5,000 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; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.