

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

DAVID A. BROWN, Esq.  
BLACK, BROWN & LANIER & JACKSON  
A Professional Association  
10329 San Pablo Avenue  
El Cerrito, CA 94530

Vol M03 Page 93466

State of Oregon, County of Klamath  
Recorded 12/29/03 9:21 A m  
Vol M03 Pg 93466-68  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

MAIL TAX STATEMENTS TO:

Vicki Waltmans  
727 Elaine Way  
Benicia, CA 94510

This space for Recorder's use only.

Property ID: R804703  
Map Tax Lot: R-3512-00200-02000-000

**GIFT DEED**

**QUITCLAIM DEED**

The undersigned grantor declares under penalty of perjury that the following is true and correct:

***THERE IS NO CONSIDERATION FOR THIS TRANSFER.***

GRANTOR: Ruth C. Lancaster

HEREBY QUITCLAIMS TO: Vicki Waltmans

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF Klamath, STATE OF Oregon:

N 1/2 SE 1/4 SE 1/4, section 2, Township 35 South, Range 12, E.W.M., Klamath County, Oregon.

SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Right of Way for road purposes granted to the United States of America by instrument recorded Nov. 7, 1958, in Misc. Records 13 at page 265; Reservations and restrictions as set forth in deed recorded April 6, 1959, in Deed Vol. 311 at page 286; Reservations as set forth in deed recorded May 25, 1960, in Deed Vol. 321 at page 402, modified by Decree filed Nov. 12, 1969, in Circuit Court Journal M-69 at page 6695; Easement and other rights as disclosed by deed recorded May 25, 1960, in Book 321 at page 402, modification by Decree filed Nov. 12, 1969 in Circuit Court Journal M-069 at page 6695; Right of way for ditches or canals constructed by

***Quitclaim Gift Deed - Page 1***

authority of the United States as disclosed by Indian Deed recorded Feb. 13, 1930, in Deed Vol. 88, page 621; Reservations and restrictions as set forth in Land Status Report, recorded Oct. 28, 1958, in Deed Vol. 305 at page 457; and also subject to any other existing easements for public roads and highways, for public utilities, and for railroads and pipe lines, and for any other easements or rights of way of record; and to the following building and use restrictions which grantee assumes and agrees to fully observe and comply with, to-wit:

1. That no person shall ever suffer or permit any unlawful, unsightly or offensive use to be made of said premises, nor will any person suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood.
2. That no lot shall be used for industrial or manufacturing purposes.
3. That no building, except one summer home or residence and the usual and necessary outbuildings thereto, shall ever be erected on any one lot, with a minimum of 600 square feet; the electricity, plumbing and septic tank to comply with State of Oregon regulations.
4. That no building shall ever be erected within 30 feet of any exterior property line.
5. That no tree larger than 4 inches in diameter 24 inches above the ground may be cut, except to clear the land for permanent structure or driveway.
6. That no hunting shall be permitted on any of said lots, and no firearms may be discharged from any of said lots, except for the owner.
7. That garbage must be disposed of in a sanitary manner, and burning must be done in a barrel with a cover of ½-inch wire mesh screen.
8. That lot owners may permit guests to camp or pitch tents on their lots for a period of not more than two weeks at any one time; provided, however, that such camping shall be done in a good and campman like manner.
9. That no temporary housing shall be permitted on any lot, except during the period of construction of a permanent residence, and in no event shall same be permitted for a period in excess of 90 days; provided, however, trailer or mobile homes may be used as permanent dwellings on the premises which have a retail cost of not less than \$1,500.00.
10. All fires for burning slash shall be done in the properly authorized season, and pursuant to United States Forest Service Service and/or Klamath Forest Protective Service regulations. Fireplaces in all buildings shall have a heavy mesh screen permanently affixed thereto in the flue fine enough to prevent the passage of sparks. No outdoor fires, other than for the clearing of ground, shall be allowed except in permanent fireplaces or firepits, which shall be in the center of an area with a 30-foot cleared radius of all inflammables and which shall have water hose connection with said area with

100 feet of hose and sufficient water supply and pressure to operate said hose.

Dated: DEC 22 2003

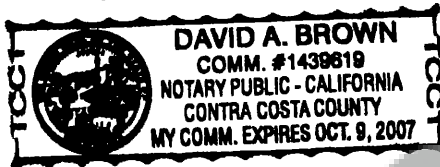
Ruth C. Lancaster  
Ruth C. Lancaster

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California )  
County of Contra Costa )

On DEC 22 2003, before me, David A. Brown, Notary Public, personally appeared Ruth C. Lancaster, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



David A. Brown  
Signature of Notary

c:\bu\lt\lancaster\giftdeed-klamath