

04 APR 23 PM 10:54



WTC-6444074

Vol M04 Page 24384

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
THE WALTER E. DOTSON, JR. AND LINDA  
L. DOTSON REVOCABLE TRUST DATED  
AUGUST 19, 1996  
P O Box 2254  
Julian, CA 92036

State of Oregon, County of Klamath  
Recorded 04/23/2004 10:54 a m  
Vol M04 Pg 24384-90  
Linda Smith, County Clerk  
Fee \$ 512 # of Pgs 7

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

THE WALTER E. DOTSON, JR. AND LINDA  
L. DOTSON REVOCABLE TRUST DATED  
AUGUST 19, 1996  
P O Box 2254  
Julian, CA 92036

Escrow No. MT64440-TA

### STATUTORY WARRANTY DEED

Calvin Keith Caldwell and Deborah Lynn Caldwell, Husband and Wife  
, Grantor(s) hereby convey and warrant to WALTER E. DOTSON, JR. AND LINDA L. DOTSON, CO-TRUSTEES OF THE  
WALTER E. DOTSON, JR. AND LINDA L. DOTSON REVOCABLE TRUST DATED AUGUST 19, 1996, Grantee(s) the  
following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically  
set forth herein:

Parcel 2 of Land Partition 61-94, said Land Partition situated in  
Government Lots 20, 21 and 22 (NW1/4 SW1/4) of Section 5, Township 35  
South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress over and across the  
South 30 feet and the West 30 feet of Parcel 3, said Land Partition 61-  
94, as delineated on the face of said Land Partition.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those  
shown below, if any:

The true and actual consideration for this conveyance is \$404,000.00.

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.

Dated this 22 day of APRIL, 2004.

  
Calvin Keith Caldwell

  
Deborah Lynn Caldwell

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 22, 2004 by CALVIN KEITH CALDWELL and DEBORAH  
LYNN CALDWELL.



  
(Notary Public for Oregon)

My commission expires 6.18.04

5100

AFTER RECORDING RETURN TO:

WALTER & LINDA DOTEON  
37120 HIGHWAY 62  
CHLOQUIN OR 97624

24385

### Deed Restrictions

Parcel 1 of Land Partition 61 – 94 situated in Government Lots 20, 21 and 22  
(NW1/4 SW1/4) of Section 5, T35S, R7E, W.M. Klamath County, Oregon

The following Deed restrictions are placed on Parcel 1, Land Partition 61 – 94 for the purpose of protecting the views from homes located on Parcels 2 and 3 of said Land Partition 61 – 94:

1. Setbacks for any buildings on said Parcel 1 shall be 200 feet from the East property line of Parcel 1, which is the common property line with parcels 2 and 3, as noted on Exhibit A attached hereto and made a part hereof.
2. The height of any building on Parcel 1, of said Land Partition 61 – 94 shall be restricted to no more than 24 feet above ground level.

These Deed Restrictions shall be perpetual.

Phillip Willett      3-29-04  
Phillip Willett      Date



24387

STATE OF OREGON,

County of

Tillamook

}

On March 29, 2004

before me personally appeared

Phillip Ullott

whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.



Jean T. Butterfield  
Notary Public for Oregon  
My commission expires Feb. 3, 2006

COPYRIGHT 2001 WEST GROUP LAW PUBLICATIONS CO., PORTLAND, OR 97208

STATE OF OREGON,

County of \_\_\_\_\_

}

On \_\_\_\_\_

date

before me personally appeared \_\_\_\_\_

whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires \_\_\_\_\_

FORM NO. 23 - ACKNOWLEDGMENT, INDIVIDUAL OR

COPYRIGHT 1999 WEST GROUP LAW PUBLICATIONS CO., PORTLAND, OR 97208

**Memorandum of Understanding**

**Shared Well Agreement Termination**

**Whereas:** It is the desire of Calvin Caldwell and Debbie Caldwell to sell their property, Parcel 2, of Land Partition 61 – 94, situated in Government lots 20, 21 and 22 (NW1/4 SW1/4) of Section 5, T35S, R7E, W.M. Klamath County, Oregon.


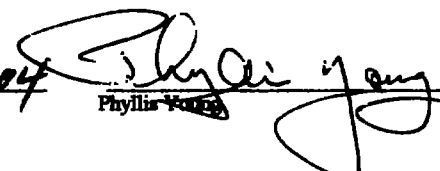
**Whereas:** The purchasers, Walter Dotson and Linda Dotson, of Parcel 2, of said Land Partition 61 – 94 desire removal of the Shared Well Agreement between Parcels 2 & 3 of said land Partition 61 – 94.

**Now therefore:** it is agreed that:

1. Calvin Caldwell and Debbie Caldwell will pay the owners of Parcel 3, of said land Partition 61- 94, the sum of \$5000.00 dollars for drilling a new well on Parcel 3, of said Land Partition 61 – 94. The owners of Parcel 3, of said Land Partition 61-94 are Phyllis Young and Robert Young.
2. The Shared Well Agreement will automatically terminate on July 15, 2005 unless an amendment to this instrument extending the termination date has been recorded prior to July 15, 2005.

**Signed:**

 4/12/04  4/12/04 Parcel 2, Land Partition 61-94  
Calvin Caldwell Date Debbie Caldwell Date

 4/12/04  4/13/04 Parcel 3, Land Partition 61-94  
Robert Young Date Phyllis Young Date

STATE OF OREGON,

County of

Klamath

}

24389

On

April 13 2004

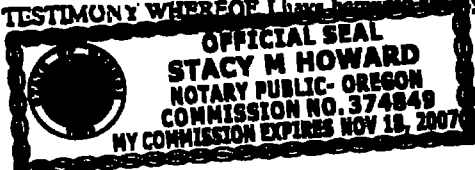
date

before me personally appeared

Robert Young

whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.



Stacy M. Howard  
Notary Public for Oregon  
My commission expires 11-18-2007

FORM No. 23 - ACKNOWLEDGMENT, INDIVIDUAL 23

COPYRIGHT 1991 STEVENSON'S LAW PUBLISHING CO., PORTLAND, OR 97208

STATE OF OREGON,

County of

Klamath

}

On

April 13 2004

date

before me personally appeared

Shyllis Young

whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.



Stacy M. Howard  
Notary Public for Oregon  
My commission expires 11-18-2007

FORM No. 23 - ACKNOWLEDGMENT, INDIVIDUAL 23

COPYRIGHT 1991 STEVENSON'S LAW PUBLISHING CO., PORTLAND, OR 97208

24390

STATE OF OREGON,

County of

Klamath

}

On

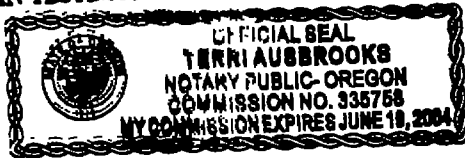
4-12-04

before me personally appeared

Calvin

whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.



Notary Public for Oregon  
My commission expires

6-19-04

FORM NO. 23 - ACKNOWLEDGMENT, INDIVIDUAL

COPYRIGHT 1991 STEPHENSON LAW PUBLISHING CO., PORTLAND, OR 97208

STATE OF OREGON,

County of

Klamath

}

On

4-12-04

before me personally appeared

Debbie Caldwell

whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.



Notary Public for Oregon  
My commission expires

6-12-04

FORM NO. 23 - ACKNOWLEDGMENT, INDIVIDUAL

COPYRIGHT 1991 STEPHENSON LAW PUBLISHING CO., PORTLAND, OR 97208