

MTC-64440TH

Vol. MO4 Page 24384

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamat Recorded 04/23/2004 10:54 a	h m
Vol M04 Pg 24384-90 Linda Smith, County Clerk	
Fee \$ <u>5/9</u> # of Pgs <u>7</u>	_

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

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

Julian, CA 92036

Escrow No.

MT64440-TA

## STATUTORY WARRANTY DEED

Calvin Keith Caldwell and Deborah Lynn Caldwell, Rusband 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 APRIC. 194

Deborah Lynn Caldwell

State of Oregon County of KLAMATH

Calvin Keith Caldwell

This instrument was acknowledged before me on LYNN CALDWELL.

22, 2004 by CALVIN KEITH CALDWELL and DEBORAH

(Notary Public for Oregon)

My commission expires \_\_\_\_\_\_\_

OFFICIAL SEAL

1 ERRI AUSBROOKS

NOTARY PUBLIC- OREGON
COMMISSION NO. 336758
MY COMMISSION EXPIRES JUNE 19, 2004

## **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

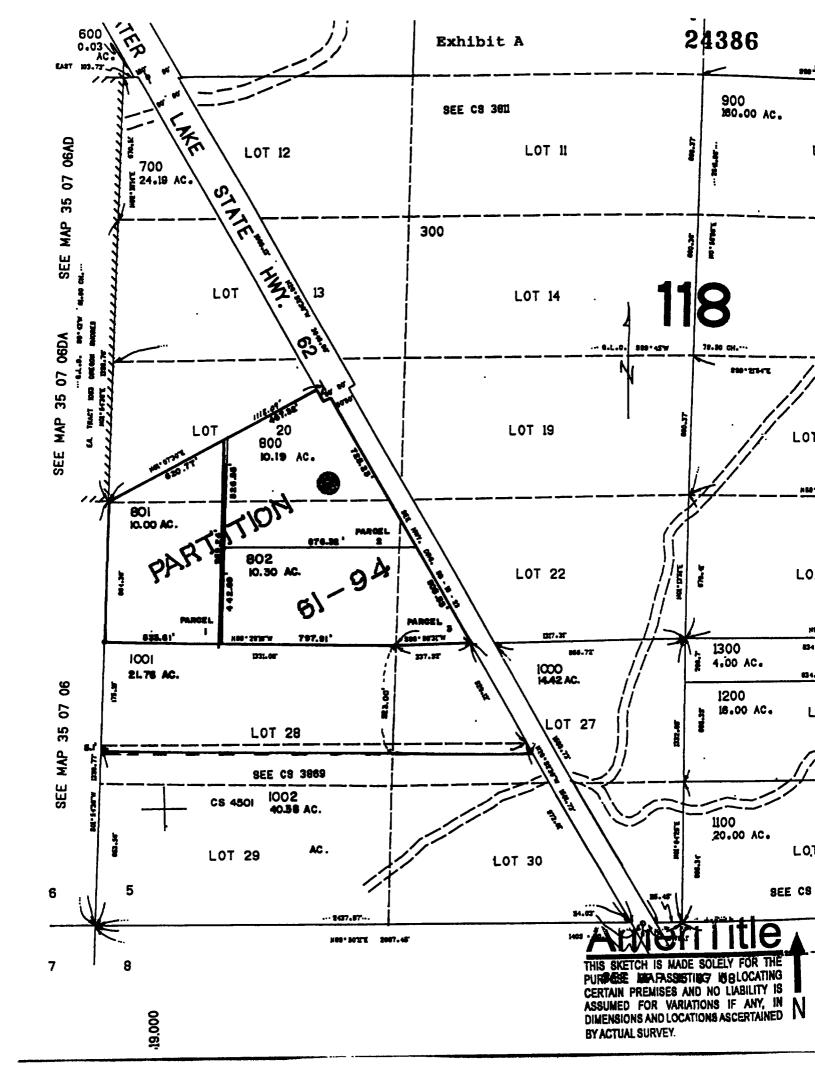
The following Deed restrictions are placed on Parcel 1, Land Partition 61-94 for the purpose of protecting the views from homes located on Parcels 2 and 3 of said Land Partition 61-94:

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 Date



24387	
STATE OF OREGON.	
County of Juliamont Phulip Willett De March 29, 2004 betwee me personally appeared Phulip Willett	1
On March 29, 2004 betwee one personally appeared Phulip Willett.	ĺ
whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was	l
IN TESTIMONY WHEREOF, I have becount o set my hand and selected my official seal on the base bird with	
Notary Public for Otegon 36, 3, 2006.  OFFICIAL SEAL  My curumlation applies	
JEAN T BUTTERFIELD NOTARY PUBLIC-OREGON 2	
COMMISSION NO. 352712 77	=
SOM No. 23 - ACROPATOR MARCHAN CONTRACTOR SOCIES SO	

STATE OF OREGON.	} #
County of	- /
On	baltie me personally appeared
avegued framing and volumentally.	o my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was properly satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was properly satisfaction.
	And the Contract of the Contra
	Notary Public for Orogon  My commission expires
POINT No. 23 - ACIGNOVA LOGACIO, NUMBER	COPYRIGHT SIZE STEVENS FUEL SERVICE CALL PORTLANDS ON STEVE

24388

## 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 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:

Calvin Caldwell

*9472/4* Date

Debbie Celdwell

2/04/Parcel 2. Land Partition 61-9

Date

Robert Young

Phyllis Your

4/13/04

Parcel 3, Land Partition 61-94

PORT No. 23 - ACKNOWLEDGENCY, NEWWORLD CA

STATE OF ORBUGON.  County of Klamath	
County of Aud 13 2004 betwee me personally appeared	
whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the came was	
TESTIMONY WHEREOF Linux homesto-seemy hand and affixed my official seal on this date that without and	
STACY M HOWARD  NOTARY PUBLIC- OREGON  NOTARY PUBLIC- OREGON  COMMISSION NO. 374849  My CULLIMINISSION SKIPITES  MY COMMISSION EXPIRES NOV 18, 20070	
COTHERN MINISTERS AND	
SOME No. 23 - ACRES VOLED SMENT, MINNISCAL ES	
	—
STATE OF OREGON.	
County of Klamath -	
5 April 13 2004 buffixe me personally appeared	-
whose identity was catablished to my satisfaction, and who executed the foregoing instrument, as moviedging to me that the same w	25
I amounted from the RAZ MODERNATIV.	
IN THIS IDMONY WHEREOF, I have become set my hand and affixed my official seal on the date first written above.	
OFFICIAL SEAL  STACY M HOWARD  Notary Public for Gregou  NOTARY PUBLIC- OREGON  My examination cylpires	<u>-</u> -
COMMISSION NO. 374849 () NY COMMISSION EXPIRES NOV 18, 2807()	

IS IT SHALL STEP PRINCIPAL LIST PUBLISHED LLL, POPELAND, GT. STEEL

MINING TO - ACCOUNT LOCALETY, NUMBER OF

	24390
STATE OF OREGON.	
County of Clamatin	
4-12.09 before the personally appeared	
Caldwell settements extraorder	iging to me that the same was
whose identity was assablished to my satisfaction, and who executed the foregoing instrument, soknowled	
executed freely and voluntarily.  IN TESTIMONY WHEREOF, I have becounts set my hand and affixed my official seel on the	
IN TESTIMONY WHEREOF, I have herounto set my name and annual my	)
CHFICIAL SEAL Notary Public for Output	19.04
NOTARY PUBLIC-OREGON My commission septres	
MY COMMISSION EXPIRES JUNE 19, 2004	
CONTINUE T SELL TOTAL	DE MAIN LAN PARISH HIS GO, PORTAIN SE TEST
PORTING 23 - ACCUPATION AND AND AND AND AND AND AND AND AND AN	
STATE OF OREGON.	
VO a A la	
County of	
On before me personally appeared	
whose identity was ostablished to my satisfaction, and who executed the foregoing instrument, sokno	wiedging to the the same was
	<i>a</i>
IN THE TIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on	the bate first watten above.
IN TESTIMONI ANDROS, I mas notices and the second	4
OFFICIAL SEAL Notary Public for Orogan	12.04
TERRIAUSBROOKS My cantendarion expires	
COMMISSION NO. 335758 MY COMMISSION EXPIRES JUNE 19, 2004	
E I Administration and the state of the stat	

COPPRIEST STORY STEPPEN LINE FUEL ENGINE U.L. PORTLAND, OT S