

05 MAR 23 PM 11:04

MTL-68553 MS

Vol M05 Page 19139



State of Oregon, County of Klamath  
Recorded 03/23/2005 11:04 a m  
Vol M05 Pg 19139-40  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

After recording return to:

Russell K. Ovgard

5505 Glenridge Way

Klamath Falls, OR 97603

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

Russell K. Ovgard

5505 Glenridge Way

Klamath Falls, OR 97603

Escrow No. MT68553-MS

### STATUTORY WARRANTY DEED

**Walter Bradley Reed and Gloria J. Reed, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Russell K. Ovgard and Elizabeth K. Ovgard, as tenants by the entirety**, 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 3-04, a replat of a portion of Lot 20 and all of Lot 21 of "JUNCTION ACRES", situated in the S1/2 NW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3910-007BC-01701-000

Key No: 890547

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: SEE ATTACHED EXHIBIT A

The true and actual consideration for this conveyance is **\$40,420.00**.

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.

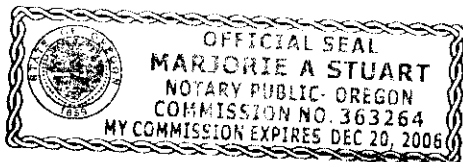
Dated this 18<sup>th</sup> day of March, 2005

Walter Bradley Reed  
Walter Bradley Reed

Gloria J. Reed  
Gloria J. Reed

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 3/18, 2005 by Walter Bradley Reed and Gloria J. Reed.



[Signature]  
(Notary Public for Oregon)

My commission expires 12/20/06

260 AM

**Additional Covenants and Restrictions for Land Partition 3-04**

- Parcels may not be further partitioned / split beyond  $\frac{1}{4}$  acre.
- Residence construction to begin within one year of parcel purchase and to be completed within one year of building permit issue date.
- All structures to have a minimum 20' setback from side property lines.
- Residence to have at least 2000 square feet of living space with a minimum two car attached garage.
- House plans to be approved by seller.
- House roof pitch to be at least 6/12. Roof material to be architectural grade composition type or tile.
- House siding to be cedar lap, Hardi-board composition lap or stucco. Additional sidings subject to seller approval. Vinyl, cottage lap and T-11 sidings not accepted.
- Outbuildings (barns and accessory buildings, etc.) – Locations to be approved by seller. Outbuildings to align with house architecture, to be site built stick frame and to have the same siding, roof material and paint color as house. Pole building construction and temporary structures of any type not permitted.
- Landscaping is required for all areas within 30' of any point of the residence structure except where property lines are less than 30' from residence. Landscaping to be complete within one year of residence completion.
- Exterior lighting to be designed and located in a manner to not have a negative or intrusive impact on neighboring property owners. High pressure sodium and mercury vapor light fixtures not permitted.
- Driveways to be paved within one year of residence completion.
- Maximum of four large animals per parcel. Jackasses, donkeys, mules, hogs, pigs or any other animal that may be offensive to neighboring property owners are not permitted. *Exception:* Two pigs may be allowed only if being raised for 4-H program participation.
- Maximum of two dogs. Dogs must be contained when unattended outside by way of appropriate kennels.
- Home businesses that require customers or clients to travel to the parcel residence or parcel accessory buildings are not permitted.
- Disabled vehicles of any type, trailers of any type, campers, boats, and motor homes to be stored inside a permanent structure with doors for complete enclosure.
- Additional restrictions may be added by unanimous vote of all members of the homeowners association.
- Variance by majority vote of the home owner association.
- Proposed multiple story buildings deemed to potentially obstruct views from neighboring residences are subject to review and approval of all members of the homeowners association.
- Construction and maintenance of common use access road will be shared by all association property purchasers.