

return:
Tim & Janese Gaub
P.O. Box 2814
Lapine OR 97739

2007-004380
Klamath County, Oregon



03/15/2007 08:29:58 AM

Fee: \$36.00

RESTRICTIVE COVENANT TERMINATION

Effective MARCH 15, 2007, the undersigned, being the record owners of all of the real property described in the instrument recorded as VOL M93 PAGE 24183 / 27242 (Volume, Page or Official Record number) of the deed records of Klamath County, Oregon, do hereby terminate the restrictive covenant(s) recorded for the above described real property, a copy of which is attached as Exhibit "A" and which covenant(s) was recorded as document number VOL M97 PAGE 31460. Said restrictive covenant is no longer necessary or appropriate.

Dated this 15 3-15-07 day of MARCH, 2007.

Record Owner

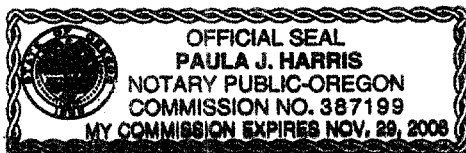
Record Owner

Record Owner

Record Owner

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above names Janese M Gaub & Jimmy J Gaub and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 15th day of March, 2007.



Notary Public for State of Oregon
My Commission Expires: Nov 29, 2008

Note: A copy of the recorded instrument must be returned to Community Development Department before permits can be issued.

\\mady\cdd\shared\PLANNING\Planning Forms\Covenant-Termination.doc

69880

WARRANTY DEED
(Statutory Form)

Vol. m93 Page 27242

EXHIBIT A

GRANTOR: EDWIN L. BRODBECK AND FRED A. M. BRODBECK
CONVEYS AND WARRANTS TO

GRANTEE: JIMMY J. GAUB AND JANESE M. GAUB, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:
Lot 5 in Block 5 of Tract No. 1060, SUN FOREST ESTATES, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon
Tax account no: 2310 03600 06600

SUBJECT TO:

1. Taxes for the fiscal year 1993-94, a lien not yet due and payable.
2. An easement created by instrument dated September 13, 1951 and recorded October 9, 1951 in Volume 250, Page 282, Deed Records of Klamath County, Oregon.
3. An easement created by instrument dated June 12, 1972 and recorded June 30, 1972 in Volume M72, Page 7124, Microfilm Records of Klamath County, Oregon.
4. Restrictions as contained in plat dedication to wit: "Subject to a 25 foot building setback line along the front of all lots and a 20 foot building setback line along side streets lines; a 16 foot public utility easement centered on the back lot lines to provide ingress and egress for construction and maintenance of said utilities, any planting or structures placed thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission Lines, as shown on the annexed map is subject to all restrictions and right as recorded in Deed Volume 250, Page 282, Deed Records of Klamath County, Oregon; additional restrictions provided in any recorded protective covenants."
5. Articles of Association, imposed by instrument, recorded September 19, 1972 in Volume M72, Page 10581, Microfilm Records of Klamath County, Oregon.
6. Covenants, conditions and restrictions, imposed by instrument, recorded September 19, 1972 in Volume M72, Page 10585, Microfilm Records of Klamath County, Oregon.
7. A Public Easement created by instrument dated March 9, 1973 and recorded September 10, 1973, Volume M73, Page 12179, Microfilm Records of Klamath County, Oregon.

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.

The true and actual consideration for this transfer stated in terms of dollars is \$ 4,800.00 . However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the / the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

GRANTOR:

Edwin L. Brodbeck
Edwin L. Brodbeck

Freda M. Brodbeck
Freda M. Brodbeck

DATED: October 11, 1993

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

Grantee at: 6534 Rippling Brook, Salem, OR 97301

STATE OF OREGON County of San Bernardino ss.
Date: October 11, 1993

Personally appeared the abovesigned Edwin L. Brodbeck and Freda M. Brodbeck

and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Norma Garcia
NOTARY PUBLIC FOR OREGON California
MY COMMISSION EXPIRES: January 16, 1995

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

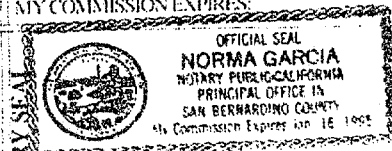
Mountain Title co
on this 18th day of Oct. A.D. 19 93
at 11:22 o'clock A M. and duly recorded
in Vol. M93 of Deeds Page 27242

Evelyn Biehn County Clerk
By Douglas M. Henderson Deputy.

Fee, \$30.00

STATE OF OREGON, County of _____ ss.
Date: _____
Personally appeared _____, who being sworn, stated that he/she is the _____ of grantor corporation and that this instrument was voluntarily signed and sealed on behalf of the corporation. Before Me:

NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES:



NOTARY SEAL

NOTARY SEAL

AFTER RECORDING RETURN TO:

Key Title Co. #27-20574K
P.O. Box 6178, Bend, OR 97706

66367

WARRANTY DEED
(Statutory Form)

Vol. 93 Page 20483

EXHIBIT A

GRANTOR: STANLEY ROY GILLIAM and JOAN AUGUSTA GILLIAM
CONVEYS AND WARRANTS TO

GRANTEE: JIMMY J. GAUB and JANESE M. GAUB, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:
Lot 6 in Block 5, SUN FOREST ESTATES, TRACT NO. 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Tax account no: 2310 036C0 06700

SUBJECT TO:

1. Taxes for the fiscal year 1993-94, a lien not yet due and payable.
2. An easement created by instrument dated September 13, 1951 and recorded October 9, 1951 in volume 250, page 282, Deed Records of Klamath County, Oregon.
3. An easement created by instrument dated June 12, 1972 and recorded June 30, 1972 in volume M72, page 7124, Microfilm Records of Klamath County, Oregon.
4. Restrictions as contained in plat dedication.
5. Articles of Association, imposed by instrument, recorded September 19, 1972 in volume M72, page 10581, Microfilm Records of Klamath County, Oregon.
6. Covenants, conditions and restrictions, imposed by instrument, recorded September 19, 1972 in volume M72, page 10585, Microfilm Records of Klamath County, Oregon.
7. A Public Easement created by instrument dated March 9, 1973 and recorded September 10, 1973 in volume M73, page 12179, Microfilm Records of Klamath County, Oregon.
8. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

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.

The true and actual consideration for this transfer stated in terms of dollars is \$ 42,000.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the / the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

GRANTOR: Stanley Roy Gilliam Joan Augusta Gilliam
Stanley Roy Gilliam Joan Augusta Gilliam

DATED: August 13, 1993

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

Grantee at: 1514 Fairgrounds, Salem, OR 97403

STATE OF OREGON, County of Deschutes ss.

Date: August 13, 1993

Personally appeared the above named Stanley Roy and Joan Augusta Gilliam

and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 5/5/96

STATE OF OREGON, County of Deschutes ss.

Date:

Personally appeared _____ who being sworn, stated that he/she is the _____ of grantor corporation and that this instrument was voluntarily signed and sealed on behalf of the corporation. Before Me:

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES:

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co

on this 17th day of Aug. A.D., 19 93
at 3:27 o'clock P.M. and duly recorded
in Vol. M93 of Deeds Page 20483

Evelyn Biehn County Clerk

By Deputy

Fee, \$30.00

NOTARY SEAL



NOTARY SEAL

AFTER RECORDING RETURN TO:

Key Title Co. #27-20218K
P.O. Box 6178, Bend, OR 97708

45889

Vol. 097 Page 31460

COVENANT

THE BELOW owners in fact, their heirs, assigns and successors in interest, in regard for issuance of a BUILDING PERMIT to place an accessory building on property described as ~~R-2310-03660-06600-00~~ Klamath County Tax Assessor Parcel No. _____.

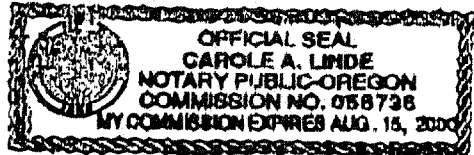
AGREE TO THE FOLLOWING:

That property described as ~~SUN FOREST ESTATES~~ Block 5 Lot 5, Klamath County Tax Assessor Parcel No. ~~R-2310-03660-06600-00~~ will not be conveyed separate from ~~R-2310-03660-06720-000~~, until such time as a primary use is established on ~~R-2310-03660-06600-00~~

[Signature] Janice M. Gaub

Signed before and personally known by me, an Oregon Notary Public, this 26th day of September, 1996 in Klamath County, Oregon.

[Signature] SEAL



[Signature]

Signed before and personally know by me, an Oregon Notary Public, this _____ day of _____, 1996 in Klamath County, Oregon.

SEAL

[Signature]

When recorded return original to:

Jim Gaub
11728 Sun Forest
Laque Or 97739

Date:	# of Pages	QUICK FAX™ OfficeMax	
To: <u>Angela</u>	From: <u>Janice</u>		
Co./Dept:	Co./Dept:		
Fax:	Fax:		
Phone:	Phone:		
Note:	E-Mail:		