

2009-010328

Klamath County, Oregon



00070309200900103280020022

07/30/2009 01:47:20 PM

Fee: \$26.00

Returned to Counter

After recording return to
Oneway Investments LLC
P.O. Box 5153
Klamath Falls, OR 97601

RESTRICTIVE COVENANT

Know all men by these presents that ONEWAY INVESTMENTS LLC. in consideration of a request by the City of Klamath Falls to ONEWAY INVESTMENTS LLC. Do hereby place a restriction on the following described property:

Lots 4,5,6,7,8, 9,10 and 11 in Block 59 of HOT SPRINGS ADDITION, together with that portion of the vacated alley adjoining Lots 4,5,6, and 11 on the Northeasterly side thereof which inured thereto by instrument recorded in Volume 123 at page 85 and Volume 217 at page 153, Deed Records of Klamath County, Oregon.

ONEWAY INVESTMENTS LLC. An Oregon Limited Liability Company hereby creates the restriction that the above described legal description will not be sold separately and will prohibit the sale of any of said apart from one another. This restriction shall be binding with the heirs, successors and assigns of the real property and the restriction shall be for perpetuity.

By-

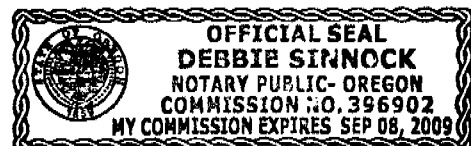
ONEWAY INVESTMENTS LLC

Subscribed and witnesses before me this 30th day of July, 2009

By Peter W. Fondi as Managing Partner of ONEWAY INVESTMENTS LLC.
as their voluntary act and deed.

Notary Public for Oregon

My commission expires 9-8-09





2007-007696

Klamath County, Oregon

00021186200700076960010013

04/30/2007 11:42:13 AM

Fee: \$21.00

Return @ County

After recording return to:
 ONEWAY INVESTMENTS, LLC
 P. O. BOX 5153
 Klamath Falls, OR 97601

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

ONEWAY INVESTMENTS, LLC
 P. O. BOX 5153
 Klamath Falls, OR 97601

Escrow No. _____

Title No. _____

SWD

STATUTORY WARRANTY DEED

PETER W. FONDI AND JUDITH L. FONDI, TRUSTEES OF THE PETER W. FONDI AND JUDITH L. FONDI REVOCABLE TRUST DATED JUNE 17, 2003, Grantor(s) hereby convey and warrant to ONEWAY INVESTMENTS, LLC, 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:

Lots 4, 5, 6, 7, 8, 9, 10 and 11 in Block 59 of SECOND ADDITION TO ~ HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER with that portion of the vacated alley adjoining said Lots 4, 5, 6 and 11 on the Northeasterly side thereof which inured thereto by instrument recorded in Volume 123 at page 85 and Volume 217 at page 153, Deed Records of Klamath County, Oregon.

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 \$-0- BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 30th day of April, 2007.

THE PETER W. FONDI AND JUDITH L. FONDI REVOCABLE TRUST
 DATED JUNE 17, 2003

Peter W. Fondi
 PETER W. FONDI, TRUSTEE

Judith L. Fondi
 JUDITH L. FONDI, TRUSTEE

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on 4-30-, 2007 by PETER W. FONDI AND JUDITH L. FONDI, TRUSTEES OF THE PETER W. FONDI AND JUDITH L. FONDI REVOCABLE TRUST DATED JUNE 17, 2003

Debbie Sinnock
 (Notary Public for Oregon)

My commission expires 9-8-09

