

NN DAVE CLOVER & DOROTHY A. CLOVER
 u/a DTD APRIL 27, 1994
 CLOVER LIVING TRUST
 540 N. LAUREL ST
 ASHLAND, OR 97520
Grantor's Name and Address
 JANET M. SAMUEL & DAVID M. SAMUEL
 1930 TUDOR WAY SE
 ALBANY, OR 97322
Grantee's Name and Address

2014-009682

Klamath County, Oregon



00158864201400096820020028

09/17/2014 02:26:16 PM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USE

and/or as proof of instrument, microfilm, reception
No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

After recording, return to (Name, Address, Zip):

JANET M. SAMUEL & DAVID M. SAMUEL
1930 TUDOR WAY SE
ALBANY, OR 97322

Until requested otherwise, send all tax statements to (Name, Address, Zip):

JANET M. SAMUEL & DAVID M. SAMUEL
1930 TUDOR WAY SE
ALBANY, OR 97322

QUITCLAIM DEED - STATUTORY FORM

(INDIVIDUAL GRANTOR)

DAVE CLOVER & DOROTHY A. CLOVER u/a DTD APRIL 27, 1994
CLOVER LIVING TRUST
releases and quitclaims to JANET M. SAMUEL & DAVID M. SAMUEL

all right, title and interest in and to the following described real property situated in KLAMATH County,
Oregon, to-wit:

26845 FOREST PARK LN

KLAMATH FALLS, OR 97601

MAP: R-3606-003BD-04500-000

CODE: 078

See attached legal description

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$55,000. (Here, comply with the requirements of ORS 93.030.)

DATED 8/11/2014

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.

Dave Clover

Dorothy A. Clover

Janet M. Samuel David M. Samuel

STATE OF OREGON, County of Jackson

This instrument was acknowledged before me on August 11, 2014

by Dave Clover Dorothy A. Clover
Janet M. Samuel David M. Samuel

OFFICIAL SEAL
DIANE M. BENNETT
NOTARY PUBLIC - OREGON
COMMISSION NO. 452266

MY COMMISSION EXPIRES OCTOBER 08, 2014

Notary Public for Oregon

My commission expires Oct. 8, 2014

14614

EXHIBIT "A"

PARCEL #1:

Lots 162 and 163, THIRD ADDITION TO SPORTSMAN PARK, in the County of Klamath, State of Oregon.

CODE 78 MAP 3606-3BD TL 4400

CODE 78 MAP 3606-3BD TL 4500

PARCEL #2:

Lot 163 of Third Addition to Sportsman Park, Klamath County, Oregon, according to the official plat thereof on file in the Records of Klamath County, Oregon.

Subject to: Agreement concerning the operation of the dam and control of the water levels of Upper Klamath Lake; Reservations and easements contained in the Dedication of Third Addition to Sportsman Park; and to the following building and use restrictions which grantees, their heirs, grantees and assigns, assume and agree to fully observe and comply with, to-wit:

- (1) That grantees will not suffer or permit any unlawful, unsightly or offensive use to be made of said premises nor will they suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood.
- (2) That grantees will use said premises solely as a residence or summer home site.
- (3) That said premises shall never be subdivided nor shall any less portion than the whole thereof ever be sold, leased or conveyed and that no building except one summer home or residence and the usual and necessary outbuildings incidental thereto shall ever be erected thereon.
- (4) That no building shall ever be erected within 10 feet of any exterior property line.
- (5) That the foregoing covenants and restrictions are appurtenant to and for the benefit of each and every other lot in said Third Addition to Sportsman Park and shall forever run with the land and shall bind the premises herein conveyed for the benefit of each and every other lot in said addition and that the foregoing covenants and restrictions shall be incorporated in and made a part of each and every other deed or conveyance hereafter executed for the purpose of conveying these premises.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 9th day of May A.D., 19 94 at 3:26 o'clock P.M., and duly recorded in Vol. M94 of Deeds on Page 14613.

FEE \$35.00

Evelyn Biehn County Clerk

By Kenneth Mueller