



2020-014629

Klamath County, Oregon

11/10/2020 10:55:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Sarah J. Williams and Jay T. Williams

1112 Sunset Beach Rd.

Klamath Falls, OR 97601

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

Sarah J. Williams and Jay T. Williams

1112 Sunset Beach Rd.

Klamath Falls, OR 97601

File No. 414115AM

### STATUTORY WARRANTY DEED

**Joseph Michael Hohman and Nora Francis Hohman,**

**Trustees of the Joseph Michael Hohman and Nora Francis Hohman 2009 Trust, U.A.D. April 6, 2009,**

Grantor(s), hereby convey and warrant to

**Sarah J. Williams and Jay T. Williams, 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 Land Partition 14-12 replat of Parcel 2 of Major Land Partition 51-82 and a portion of Parcel 3 of Land Partition 35-98 in NW1/4 of the NE1/4 and NE1/4 of the NW1/4 Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and recorded August 23, 2013 as Instrument No. 2013-009694, Klamath County, Records.

SEE EXHIBIT "A" ATTACHED FOR RESTRICTIONS.

The true and actual consideration for this conveyance is \$90,000.00.

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:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 6th day of Nov, 2020.

The Hohman Family Trust.

By: Joseph Michael Hohman Trustee  
Joseph Michael Hohman, Trustee

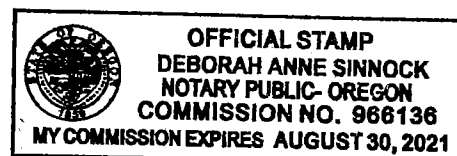
By: Nora Francis Hohman, Trustee  
Nora Francis Hohman, Trustee

State of OR } ss.  
County of Klamath }

On this 6th day of Nov, 2020, before me, Deborah Anne Sinnock, a Notary Public in and for said state, personally appeared Joseph Michael Hohman and Nora Francis Hohman, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Joseph Michael Hohman and Nora Francis Hohman, Trustees of the Joseph Michael Hohman and Nora Francis Hohman 2009 Trust, U.A.D. April 6, 2009, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath  
Commission Expires: 8/30/21



## EXHIBIT "A"

1. The property shall be used for residential purposes only. Home occupations may be permitted provided they are conducted solely within an approved building provided that the home occupation does not generate regular commercial traffic provided that no maintenance, signs, repair, storage, fabrication or salvage of vehicles, materials, or equipment occurs on the premises.
2. No structure shall be located on the lot nearer than 30 feet from any property line.
3. The property shall not be developed into multiple family housing. No mobile home or trailer may be used as a residence. No modular homes are to be used as a residence on this lot. Accessory buildings incidental to the main dwelling shall be of similar architectural design, coloring and materials.
4. No structure of a temporary nature shall be used on any lot at any time as a residence, either temporarily or permanently except during construction of main dwelling. This includes tents, shacks, garages, barns, or other outbuildings.
5. No type of livestock or poultry shall be permitted. Dogs, cats and horses may be kept provided they are not kept for commercial purposes, and must be confined to the perimeter of each lot.
6. The lot shall not be used for the storage of any property or thing that will cause the lot to appear in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance be kept that emits foul odors, or that will cause any noise disturbing the peace, quiet, comfort or serenity of the neighborhood.
7. All dwellings shall be completed within nine (9) months after beginning of construction.
8. No structure may be more than 30 feet in height. (Measured from the main floor – excludes basement), No "Ham" antennas may be placed on the lot.
9. As much as practicable all utilities (i.e. electric, phone, etc.) shall be placed underground.