

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

2022-009405**Klamath County, Oregon**

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Fee: \$87.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: R162406

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Leland E. and Carol K. FreeseAddress: 94788 Oaklea DrCity, ST Zip: Junction City, OR 97448**2. TITLE(S) OF THE TRANSACTION(S) –** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Warranty Deed**3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)
for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor**Grantor Name:** D-Chutes Estates, Oreg, LTD, a limited partnership**Grantor Name:** _____**4. INDIRECT PARTY / GRANTEE Names and Addresses –** Required by ORS 205.234(1)(b)
for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor**Grantee Name:** Leland E. Carol K. and Gary A. Freese**Grantee Name:** _____**5.** For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**Name: Leland E. and Carol K. FreeseAddress: 94788 Oaklea DrCity, ST Zip: Junction City, OR 97448**6. TRUE AND ACTUAL CONSIDERATION –** Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:**\$** 2795.00**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. –** Required by ORS 312.125(4)(b)(B)Tax Acct. No.: R162406

WARRANTY DEED

D-CHUTES ESTATES, OREG. LTD., a limited partnership, hereinafter called grantor, conveys to LELAND E., CAROL K., and GARY A. FRESSE

all that real property situated in Klamath County, State of Oregon,
described as:

Lot 26, Block 8, Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon,

and covenants that grantor is the owner of the above described property free of all encumbrances except those contained in patent of the United States Government, the State of Oregon, and reservations contained in the dedication of Tract 1042 of record in Klamath County, Oregon; rights of the Federal Government, the State of Oregon, and the general public in any portion of the above described property lying below the high water line of the Little Deschutes River; and the following further restrictions: (1) Animals will be restricted to household pets. No cows, pigs, chickens, ducks or goats; three horses per lot maximum. (2) Buildings shall be constructed in a workmanlike manner and comply with state and county building codes. (3) Any mobile home used as a permanent residence shall have a retail value of \$5,000 or more when installed. (4) All owners shall be responsible for maintaining their lots free of trash and refuse at all times. (5) No tents shall be used as dwellings on the property. (6) No business shall be conducted on the property, except for Lots 1 and 2, Block 7; Lots 1 and 2, Block 12; Lots 11 and 12, Block 6; and Lots 1 and 2, Block 13. (7) Owners shall comply with all sanitary laws and regulations of Klamath County and the State of Oregon; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 2,795.00.

DATED this 31st day of May, 197 6.

D-CHUTES ESTATES, OREG., LTD., a
limited partnership

By Barbara A. Bedard
Barbara A. ~~COCHRAN~~ Bedard
General Partner

STATE OF OREGON,)
) ss.
County of Deschutes)

May 31, 197 6
BEDARD

Personally appeared BARBARA A. ~~COCHRAN~~, general partner of D-CHUTES ESTATES, OREG. LTD., and acknowledged the foregoing to be its voluntary act. Before me:

Danny E. David
Notary Public for Oregon
My commission expires: Dec. 20, 1977