

OK

61673

KNOW ALL MEN BY THESE PRESENTS, That

Robert and Barbara L. Wilbanks

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by Richard O. Shields and Lucinda M. McBride

, hereinafter called the grantee,
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that
certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 8, Block 5, 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 re-
strictions: (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
(over)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances.

and that grantor will warrant and forever defend the above
granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomso-
ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,680.00.
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 13th day of May, 1986.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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.

STATE OF OREGON, County of Yamhill) ss.

Personally appeared the above named

Robert and Barbara L. Wilbanks

and acknowledged the foregoing instrument to be

their voluntary act and deed.

Before me:

Nancy McElroy

Notary Public for Oregon

My commission expires 2/17/90.

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Robert and Barbara L. Wilbanks

P.O. Box 246

Amity, Oregon 97101

GRANTOR'S NAME AND ADDRESS

Richard O. Shields, Lucinda M. McBride

Rt. 1, Box 60L

Woodland, Washington 98674

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard O. Shields

Rt. 1, Box 60L

Woodland, WA. 98674

NAME, ADDRESS, ZIP

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

Richard O. Shields

Rt. 1, Box 60L

Woodland, WA. 98674

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of }

ss.

I certify that the within instru-
ment was received for record on the
day of , 19 , at
o'clock M., and recorded in
book/reel/volume , on page ,
or as fee/title/instrument/microfilm/re-
ception No. , Record of Mort-
gages of said County.

Witness my hand and seal of
County affixed.

NAME

TITLE

By

Deputy

8188

3064

8844

who may lawfully claim the same, except as shown above.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 22nd day
of May A.D., 19 86 at 2:17 o'clock P M., and duly recorded in Vol. M86,
of Leeds on Page 8843.

FEE \$14.00

Evelyn Biehn,

By

County Clerk

P. M. Smith

