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STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That Robert and Barbara L. Wilbanks

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

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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 23, Block 4, 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 \$5,000.00 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)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 whomsoever, 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).<sup>⓪</sup>

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 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.

Robert L. Wilbanks  
Barbara L. Wilbanks

STATE OF OREGON, County of Yamhill ) ss.  
Personally appeared the above named Robert Wilbanks and Barbara L. Wilbanks May 13, 1986

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Nancy Mehlhoff  
Notary Public for Oregon  
My commission expires 2/17/90

NOTE: The contents between the symbols ⓪, 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, WA. 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, } ss.  
County of Yamhill

I certify that the within instrument was received for record on the day of May, 1986, at o'clock P.M., and recorded in book/reel/volume on page or as fee/title/instrument/microfilm/reception No. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

2188

8846

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
of May A.D., 19 36 at 2:17 o'clock P M., and duly recorded in Vol. M86  
of Deeds on Page 8845

FEE \$14.00

Evelyn Biehn, County Clerk  
By Ram Smith

