STATUTORY SPECIAL WARRANTY DEED

C. E. Youngdahl and Helen E. Youngdahl as tenants by the entirety, Grantor, conveys and specially warrants unto McCord & Eastinger, P.C., Grantee, the following described real property, free of encumbrances created or suffered by the Grantor, except as specifically set forth herein:

Lot 10, Block 6, Two Rivers North, Klamath County, Oregon.

SUBJECT TO:

1. Rights of the public and of governmental bodies in and to that portion of the herein described premises lying below the high water mark of the Little Deschutes River.

2. A 25 foot building setback line as shown on dedicated plat.

3. Restrictions as contained in plat dedication, to wit:

"(1) Building setback lines as shown on the amended plat; (2) A 16 foot public utilities easement centered on all back and side lot lines for the purpose of constructing and maintaining said public utilities, with any fences or plantings to be placed thereon at the lot owners risk; (3) One foot street plugs and reserve strips as shown on the amended plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is developed; (4) All sanitary facilities subject to the approval of the County Sanitarian; (5) Rear lot lines of those lots on Little Deschutes River and Hemlock Creek are in the center of the main channel and will remain in the center of said channel regardless of any meandering of said channel; (6) Sanitary setback lines from Little Deschutes River and Hemlock Creek as shown on the amended plat; (7) A 15 foot easement for public use, measured horizontally inland from the main high water line on each side of Little Deschutes River and Hemlock Creek; (8) Access to Two Rivers Road is vacated on all lots fronting on Two Rivers Road except Lots 8 and 9 of Block 11; (9) All easements and reservations of record."

4. Reservations as contained in Deed recorded March 15, 1974 in Volume M74, page 3427, Microfilm Records of Klamath County, Oregon, to wit:

"(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 resell value of $5,000.00 or more when installed. (4) All lot 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 Grantor will warrant and defend the same against all persons who may lawfully claim the same, except as shown above."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. PURCHASER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration for this transfer is $2,600.00.

DATED this 12 day of [illegible], 1987.

C.E. Youngblat

Helen E. Youngblat

STATE OF OREGON)
County of Lane) ss.

Personally appeared this 12 day of [illegible], 1987, the above named C.E. Youngblat and Helen E. Youngblat and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires: [illegible]

If - THIS A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE
SENT TO: McCord & Ballinger, P.C., 645 N.W. Division, Bend, OR
97701

STATE OF OREGON, COUNTY OF KLAMATH ss.

Filed for record at request of McCord & Ballinger, P.C.
of June A.D. 19 87 at 10 o'clock A.M., and duly recorded in Vol. M87 on Page 9354

FEE 11.00

Evelyn Biehn, County Clerk
By [illegible]