

WARRANTY DEED

76076

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Leroy E. Cooper and Mattie V. Cooper, hereinafter called grantor, conveys to Jerry L. Hamlin and William G. Frisendahl all that real property situated in Klamath County, State of Oregon, described as:

Lot 23, Block 7, 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.

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The true and actual consideration for this transfer is \$7,000.00  
DATED this 21 day of May 1985.

Leroy E. Cooper  
Leroy E. Cooper

Mattie V. Cooper  
Mattie V. Cooper

May 21<sup>st</sup> 1985

STATE OF OREGON )  
 ) ss.  
County of Lane )

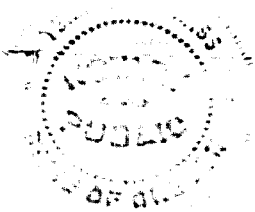
Leroy E. Cooper and Mattie V. Cooper personally appeared and acknowledged the foregoing to be their voluntary act before me:

Jessie L. Mass  
Notary Public for Oregon  
My Commission Expires 2/10/89

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Jerry L. Hamlin  
on this 24th day of June A.D., 19 87  
at 11:22 o'clock A M. and duly recorded  
in Vol. M87 of Deeds Page 10955  
By Evelyn Biehn, County Clerk  
By PAm Smith, Deputy.  
Fee. \$10.00



Ret: + Tax Statement  
To: Jerry L. Hamlin  
180 N. 71st St.  
Springfield Ore 97474