

-----KENNETH SMITH AND HAZEL SMITH -----  
Grantor,  
conveys and warrants to -----FREDERICK V. RIGGS AND CYNTHIA HARROD RIGGS,  
HUSBAND AND WIFE-----  
Grantee,

the following described real property free of encumbrances except as specifically set forth herein situated in Klamath  
County, Oregon, to-wit:

LOT 10, BLOCK 13, TRACT 1042, TWO RIVERS NORTH, ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

SUBJECT TO: RESERVATIONS AS THOSE CONTAINED IN PATENT OF THE UNITED STATES GOVERNMENT,  
THE STATE OF OREGON, AND RESERVATION CONTAINED IN THE DEDICATION OF TRACT 1042 OF  
RECORD IN KALMATH COUNTY, OREGON; RIGHTS OF THE FEDERAL GOVERNMENT, THE STATE OF  
OREGON, AND THE GENERAL PUBLIC IN ANY PORITON 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 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 A SHOWN ABOVE.

The said property is free from encumbrances except:

AS LISTED ABOVE

The true consideration for this conveyance is \$ 2,500.00

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.

Dated this 20 day of APRIL, 19 88  
Kenneth Smith Hazel Smith  
KENNETH SMITH HAZEL SMITH

STATE OF OREGON, County of LANE ) ss. APRIL 20, 19 88  
Personally appeared to above named KENNETH SMITH AND HAZEL SMITH,

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

Before me: [Signature] 06-14-89  
Notary Public for Oregon My Commission Expires

STATE OF OREGON, County of \_\_\_\_\_ ) ss. \_\_\_\_\_, 19 \_\_\_\_\_

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn,

each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the

\_\_\_\_\_ secretary of \_\_\_\_\_ a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said  
corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: \_\_\_\_\_ My Commission Expires \_\_\_\_\_

Grantee's Address: 607 N. 53rd St. Springfield, OR 97478

#122A

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 21st day  
of April A.D., 19 88 at 11:00 o'clock A M., and duly recorded in Vol. M88  
of Deeds on Page 6276.

FEE \$10.00

Evelyn Biehler County Clerk  
By Bernetha A. Letsch

Return to: McKenzie Title, P.O. Box 10127, Eugene, Or 97440