

KNOW ALL MEN BY THESE PRESENTS that Ralph William Bright and Genevieve E. Bright, hereinafter referred to as Grantors for and in consideration hereinafter stated, do hereby grant, bargain, sell and convey unto Russteel Fabrication, Inc., an Oregon corporation, hereinafter called Grantee, all of that certain real property with tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 12 and Block 3 of Cres-Del Acres, First Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to the following:

1. Reservations and restrictions in the dedication of Cres-Del Acres First Addition, as follows: "... said plat subject to the following conditions: (1) a 16' easement along the river and centered on lot lines between lots 7 and 8 and lots 12 and 13 of Block 3 to provide access to river; (2) a 50' easement along easterly side of all lots abutting on Oregon Highway No. 58 to provide for construction of future road; (3) a 16' utility easement along side of lots abutting on Karen Way and centered on all lines between lots; (4) additional restrictions as provided in recorded protective covenants."
2. Reservations and restrictions in deed from Edgar E. Colburn et al., to Glenn L. Rollins and Elisabeth H. Rollins, husband and wife, dated \_\_\_\_\_, recorded November 5, 1974, in Volume M74, Page 14287, Microfilm Records of Klamath County, Oregon, as follows: "Subject to the following 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 workmanlike manner and comply with state and county building codes. 3. Any trailer used as a permanent residence shall have a retail value of \$1500.00 or more when installed. 4. Businesses shall be restricted to lots having highway frontage only. 5. All lot owners shall be responsible for maintaining their lots free of trash and refuse at all times. 6. No tents shall be used as dwellings on the property."

AFTER RECORDATION AND SEND TAX STATEMENTS TO:  
Russteel Fabrication, Inc.  
P.O. Box 394  
Springfield, OR 97477

-1-SPECIAL WARRANTY DEED

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3. And those encumbrances placed or permitted to be placed on or against the property subsequent to the date of the parties entering into a Land Sale Contract on July 17, 1985.

TO HAVE AND TO HOLD the same unto said Grantee and Grantee's successors and assigns forever, and Grantor hereby covenants to and with the said Grantee and Grantee's successors and assigns of said real properties free from encumbrances created or suffered thereon by Grantor and Grantor will warrant and defend the same and every parcel thereof against the lawful claims and demands of all persons claiming by through or under Grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is the sum of \$55,000.00.

This instrument does not guarantee that any particular use be made of the property described in this instrument. A Grantee should check with the appropriate city or county planning department to verify approved uses.

DATED THIS 22 DAY OF August, 1988

Ralph William Bright  
RALPH WILLIAM BRIGHT

Genevieve E. Bright  
GENEVIEVE E. BRIGHT

STATE OF OREGON )  
 ) ss.  
COUNTY OF MARION )

ON THIS 22 DAY OF August, 1988, PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED RALPH WILLIAM BRIGHT AND GENEVIEVE E. BRIGHT, HUSBAND & WIFE, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

on this 2nd day of Sept. A.D., 1988  
at 11:54 o'clock AM. and duly recorded  
in Vol. M88 of Deeds Page 14363

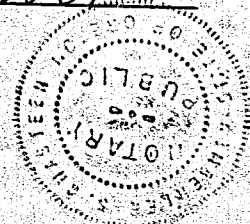
Evelyn Biehn County Clerk

By Pauline Mullins

Deputy.

Fee, \$13.00

Kimberlee A. Chantler  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 6-28-89



-2- SPECIAL WARRANTY DEED

10/25/88