

KNOW ALL PERSONS, that RICHARD W. WATKINS and MARY E. WATKINS, husband and wife, Grantors, convey and warrant to WILLIAM D. BAKER and JESSIE H. BAKER, husband and wife, Grantees, the following described real property, free and clear of all liens and encumbrances except the 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, reservations and restrictions contained in a deed from the State of Oregon to Elizabeth A. Platts dated June 28, 1907, recorded December 2, 1907, Deed Volume 23, page 302, records of Klamath County, Oregon, as follows: "Subject, however, to right of way for ditches, canals, and reservoir sites for irrigation purposes, construction, or which may be constructed, by authority of the United States or otherwise which right of way is hereby expressly reserved.", reservations contained in the dedication of Tract No. 1042, TWO RIVERS NORTH, reservations and restrictions of Deed to Richard W. and Mary E. Watkins, Volume M-77, page 15723 as follows: (1) Animals will be restricted to household pets. No cow, 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 retail 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, and all other easements, reservations and restrictions of record, situated in Klamath County, Oregon, to-wit:

Lot 8, Block 10, Tract No. 1042, Two Rivers North,  
Klamath County, Oregon.

The true consideration for this conveyance is \$5,600.00.

DATED: 4-29-87

*Richard W. Watkins*  
*Mary E. Watkins*

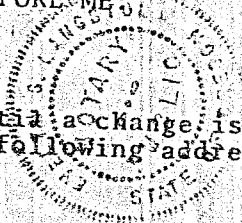
*Richard W. Watkins*  
RICHARD W. WATKINS, Grantor

*Mary E. Watkins*  
MARY E. WATKINS, Grantor

STATE OF OREGON)  
County of Lane ) ss.

Personally appeared the above named Richard W. Watkins and Mary E. Watkins and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME



*Evelyn Biehn*  
Notary Public for Oregon  
My Commission Expires: 1-10-88

Until a change is requested, all tax statements are to be sent to the following address: Mr. and Mrs. William D. Baker

25099 Cheney Drive  
Veneta, Oregon  
97487

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mr. & Mrs. Baker the 18th day of Aug. A.D. 19 92 at 2:18 o'clock P. M., and duly recorded in Vol. M92 of Deeds on Page 18458.

FEE \$30.00

Evelyn Biehn County Clerk

By *Pauline M. Williams*