

KNOW ALL MEN BY THESE PRESENTS, That

KATHLEEN M. KERR and RANDALL J. KERR, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

ELMER E. BOWMAN and BETTY E. BOWMAN, husband and wife

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain, real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Parcel 3 of Land Partition 46-93 being Lot 8, Block 2 of SHASTA VIEW TRACTS, situated in the SW1/4 SW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: RESTRICTIONS AS SET FORTH ON THE ATTACHED EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

MOUNTAIN TITLE COMPANY

"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."

AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 11,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9th day of February, 19 94; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
County of Klamath) ss.
February 9, 19 94

Kathleen M. Kerr
KATHLEEN M. KERR

Randall J. Kerr
RANDALL J. KERR

Personally appeared the above named
KATHLEEN M. KERR for herself and as attorney-in-fact
for RANDALL J. KERR

and acknowledged the foregoing instrument
to be their voluntary act and deed

Before me:

Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this
_____, 19____, by _____,
_____, president, and by _____,
_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)



KATHLEEN M. KERR and RANDALL J. KERR

404 PINE GROVE RD.

KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

ELMER E. BOWMAN and BETTY E. BOWMAN

1508 PATTERSON STREET

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

ELMER E. BOWMAN and BETTY E. BOWMAN

1508 PATTERSON STREET

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all our statements shall be sent to the following address:

ELMER E. BOWMAN and BETTY E. BOWMAN

1508 PATTERSON STREET

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was

received for record on the

day of _____, 19____,

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

By _____ Recording Officer
Deputy

EXHIBIT "A"

RESTRICTIONS:

- (1) All Manufactured homes must be ground set on a permanent foundation.
- (2) All double-wide units must have 4/12 pitch roofs.
(Standard roof pitch allowed on triple-wides)
- (3) Completion of garage (attached or detached) is required within six months of occupancy.
- (4) No parking shall be permitted on blacktop easement, each property owner must provide adequate parking for their own use.
- (5) All dwellings must be a minimum of 1,200 square feet living area.
- (6) All properties must be maintained in a manner to reflect the integrity of the surrounding neighborhood.
- (7) No inoperable vehicles to be allowed in open area of premises for a period exceeding 30 days.

KMX
 R.G.K. by KMX P.O.A.
 CEB BCB

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 10th day
 of Feb A.D. 19 94 at 9:34 o'clock A.M. and duly recorded in Vol. M94
 of Deeds on Page 4568

FEE \$35.00

Evelyn Biehn County Clerk
 By Pauline Mulholland