

KNOW ALL MEN BY THESE PRESENTS, That ERIC D. OLSEN and CAROL N. OLSEN and LIONEL W. OLSEN, as tenants in common

in consideration of FIVE THOUSAND SIX HUNDRED Dollars,
to paid by the Grantee herein, do hereby grant, bargain, sell and convey unto
KENNETH R. DEATHERAGE and LOIS A. DEATHERAGE, husband and wife

Grantee is the following described real property, situate in the County of KLAMATH and State of Oregon, to wit:

Lot 13 in Block 14 of Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

To Have and to Hold the granted premises unto the said Grantee as their Heirs and Assigns forever.
And the Grantor is do covenant that they lawfully seized in fee simple of the above granted premises free from all encumbrances, SEE ATTACHED

and that they will and their heirs, executors and administrators, shall warrant and forever defend the granted premises, against the lawful claims and demands of all persons, except as above stated.

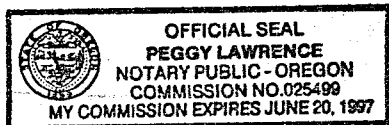
Witness hand and seal this 10 day of January, 1995

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

Eric D. Olsen (SEAL)
Carol N. Olsen (SEAL)
Lionel W. Olsen (SEAL)

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. January 10 19 95
COUNTY OF Washington
Personally appeared the above named Eric D. Olsen
and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:
Peggy Lawrence
Notary Public for Oregon
My commission expires 6-20-97

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

KENNETH R. DEATHERAGE
1400 NE STEPHENS
ROSEBURG, OR 97470
Return to:
KENNETH R. DEATHERAGE
1400 NE STEPHENS
ROSEBURG, OR 97470

STATE OF OREGON

County of Washington } ss.

I certify that the within instrument was received for record on at o'clock and was recorded
in Book Page Record
of Deeds of said county.

Recorder of Conveyances

1. Reservations and restrictions contained in Deed from the State of Oregon, to Elizabeth A. Platts, dated June 29, 1907, recorded December 2, 1907 in Volume 23, page 302, Records of Klamath County, Oregon, as follows:

"Subject, however, to rights 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."

2. A 25 foot building setback line as shown on the dedicated plat.

3. Restrictions as contained in plat dedication, to wit:

"(1) Building setback lines as shown on the annexed plat; (2) A 16 foot public utilities easement centered on all back and side lot lines for the purpose of constructing and maintaining said public utilities, with any fences or plantings to be placed thereon at the lot owners risk; (3) One foot street plugs and reserve strips as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the county Commissioners when the adjoining property is developed; (4) All sanitary facilities subject to the approval of the county Sanitarian; (5) Rear lot lines of those lots on Little Deschutes River and Hemlock Creek are in the center of the main channel and will remain in the center of said channel regardless of any meandering of said channel; (6) Sanitary setback lines regardless from Little Deschutes River and Hemlock Creek as shown on the annexed plat; (7) A 15 foot easement for public use, measured horizontally inland from the main high water line of each side of Little Deschutes River and Hemlock Creek; (8) Access to Two River Road is vacated on all lots fronting on Two Rivers Road except Lots 8 and 9 of Block 10; (9) All easements and reservations of record."

4. Reservations and restrictions as contained in Warranty Deed dated November 1, 1984 and recorded December 3, 1984 in Volume M84 at page 20257, Microfilm Records of Klamath County, Oregon, wherein D-Chutes Estates, an Oregon Limited Partnership, conveys to Eric D. Olsen, Susan M. Olsen, Carol N. Olsen and Lionel W. Olsen, as follows:

"...covenants that grantor is 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 \$5,000.00 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 the property, except 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."

STATE OF OREGON,

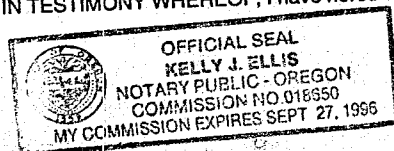
) SS.

COUNTY OF Linn

BE IT REMEMBERED, That on this 13th day of January, 1995,
 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named
Carol O. Olsen & Lionel W. Olsen

known to me to be the identical individual S described in and who executed the within instrument and acknowledged to me
 that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written



N-85 11-81©

My Commission expires 9-27-96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 24th day
 of Jan. A.D., 1995 at 10:37 o'clock A. M., and duly recorded in Vol. M95
 of Deeds on Page 1607

Bernetha G. Letsch, County Clerk

By Douglas Mulder

FEE \$40.00