

80435 18-

86-17455

# WARRANTY DEED

VOL 131 PAGE 1919

Unless a change is requested, all tax statements shall be sent to grantee at the following address:

P.O. Box 222, Bend, Oregon 97709  
Brooks Resources Corporation, an Oregon corporation, grantor, conveys and warrants to  
Frank S. Wood and Mike L. Hermeling

the following described real property free of encumbrances except as specifically set forth herein:  
State of Oregon, County of Deschutes

See Exhibit "A" attached hereto

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.

The true consideration for this conveyance is \$ 120,000.00 and other valuable consideration

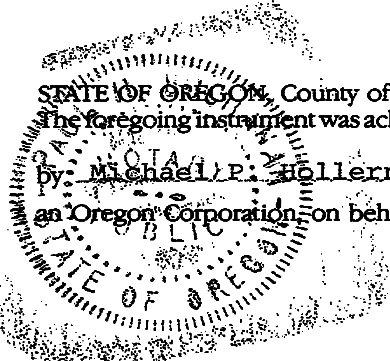
DATED this 18th day of August 19 86 Brooks Resources Corporation

*Michael P. Hollern*  
Michael P. Hollern, President

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 18th day of August 19 86

by Michael P. Hollern, President of BROOKS RESOURCES CORPORATION,  
an Oregon Corporation, on behalf of the corporation.



*Paul H. Buchanan*  
Notary Public for Oregon  
My Commission Expires: Jan 22, 1987

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 Volume \_\_\_\_\_ on page \_\_\_\_\_  
Records of said County.

County Clerk

Deputy

9/85

Bend Title Company

PS

## EXHIBIT "A"

Lot Four (4), in Block One (1), of MILL "A" AREA OF SHEVLIN CENTER SECOND ADDITION, City of Bend, Deschutes County, Oregon.

Subject to any reservations in patents and the following:

1. The 1986-1987 taxes.

2. Easement, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein

As granted to: Bend Water, Light and Power Company  
Recorded: April 14, 1917  
Book/Page: 20/381 Deed records.  
Affects: NW $\frac{1}{4}$  NE $\frac{1}{4}$  Section 5

3. Easement, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein

As granted to: Oregon Trunk Railway, a corporation, and Deschutes Railroad Company a corporation  
Recorded: June 17, 1921  
Book/Page: 31/278, Deed records.

4. Declaration of Assessments for Mill "A" Area of Shevlin Center dated August 14, 1986.

Grantor also subjects the above described lot to the following conditions:

1. Grantees shall have 5 years from September 1, 1986 to remodel the existing East structure and 7 years to do the same to the West structure on the above described lot and 3 years to hook-up to the City of Bend required water system for fire protection. Grantees shall give Grantor 30 days advance written notice prior to disconnecting from the old fire protection system.

2. Grantees shall be responsible for the operation, maintenance, upkeep and cost of the existing fire protection system until such time as they hook up to the new water system for fire protection.

3. Within one year from September 1, 1986, all existing structures and any future structures shall be painted the same red color with white trim as is presently on the Crane Shed, located on lot 2 Block 2 of said plat.

4. Said land is being conveyed on the condition that within one year, said land and all improvements shall be maintained in good repair and attractive condition and no materials, refuse collection containers, supplies or equipment shall be stored in any area on said land except inside a closed building, or behind a visual barrier, as approved by Grantor. (It is understood that lumber is not required to be stored in a building.) Such areas shall be screened so that they effectively reduce visibility from the neighboring property or streets. Screening may be accomplished by dense planting.

The one year period mentioned above shall commence on the date Industrial Way fronting the lot described above has been improved.

Grantor also reserves the water line and easements for fire protection until such time as the existing system is abandoned.

The conditions set forth above shall be specifically enforced by a court of law.

STATE OF OREGON )  
COUNTY OF DESCHUTES ) SS.

I, MARY SUE PENHOLLOW, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY:

1966 SEP -5 PM 3:58

MARY SUE PENHOLLOW  
COUNTY CLERK

BY: P. Leck DEPUTY  
NO. 86-17455 FEE 18  
DESCHUTES COUNTY OFFICIAL RECORDS