

NO. 1 WARRANTY DEED

43427 Vol. 225 page 221

Know All Men by These Presents, That Rosie Gray and Irving E. Gray,
wife and husband and Harvey C. Martin and Violet L. Martin, husband
and wife, of Klamath Falls, State of Oregon,
in consideration of Ten and no/100 Dollars,

to them paid by Kenneth L. Smith and Shirley J. Smith, husband and
wife

of Klamath Falls,
State of Oregon have bargained and sold and by these presents do grant, bargain, sell and convey unto said
Kenneth L. Smith and Shirley J. Smith, husband and wife, as tenants by
the entirety, their heirs and assigns, all the following bounded and

described real property, situated in the County of Klamath and State of Oregon:
Tract Seventy-two (72) of YALTA GARDENS, according to the official plat
in the office of the County Clerk of Klamath County, Oregon,

- Subject to the following restrictions:
1. Ownership of property and occupants of dwellings shall be limited to persons of Caucasian or white race.
 2. Principal buildings shall be single family dwellings with not less than 750 floor feet. Temporary structures and occupancy of same for living quarters shall not be permitted.
 3. House shall be of standard construction with floor plans and designs meeting with grantors approval.
 4. No buildings shall be located nearer to the front tract line than 30 feet, or nearer to the side tract lines than 5 feet. The side line restriction shall not apply to garages or other buildings in the rear.
 5. Subject however to an easement for ditches and pipe lines to convey water for irrigation and domestic use for benefit of property owners. Said ditches and pipe lines would follow as near as possible property lines.
 6. Tract shall not be subdivided.
 7. Animals restricted to household pets. Fowls limited to 150.

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and also all their estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Kenneth L. Smith and Shirley J. Smith, husband and wife, as tenants by the entirety, their heirs and assigns forever. And Rosie Gray and Irving E. Gray, husband and wife, and Harvey C. Martin and Violet L. Martin, husband and wife, the grantors above named do covenant to and with Kenneth L. Smith and Shirley J. Smith, husband and wife,

the above named grantors their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, except charges of the Enterprise Irrigation District for the year 1948, and subsequent years.

and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the grantors above named, have hereunto set their hand and seal this third day of June 1948

EXECUTED IN THE PRESENCE OF

Rosie Gray (SEAL)
X Irving E. Gray (SEAL)
Harvey C. Martin (SEAL)
Violet L. Martin (SEAL)

