

KNOW ALL MEN BY THESE PRESENTS, That Ray E. Dingman and LaCele Dingman,
husband and wife,

Dollars,

in consideration of Ten (\$10.00)

to them paid by Elwood F. Sine and Dorothy C. Sine, husband and wife

do hereby grant, bargain, sell and convey unto said Elwood F. Sine and Dorothy C. Sine,
husband and wife

heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated
in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

Lot 4, RIVER'S BEND, a platted portion of Klamath County, Oregon, according to the
official plat thereof on file in Klamath County, Oregon.
AND, Easement for road purposes situated in the N $\frac{1}{2}$ S $\frac{1}{2}$ W $\frac{1}{2}$ of Section 20, Twp. 35 S.,
R. 7 E., W.M., more particularly described as follows: A 60 foot strip of land
measured at right angles to and lying along the South line of the N $\frac{1}{2}$ S $\frac{1}{2}$ W $\frac{1}{2}$ of said
Section 20 from the Easterly right of way line of River's Drive, as set out in the
recorded plat of River's Bend, a platted portion of Klamath County, Oregon, to the
Easterly line of the SW $\frac{1}{4}$ of said Section 20.

This conveyance is made subject to the restriction that no commercial use shall be
made of the premises herein granted, that any residence built thereon shall be of
not less than 600 square feet of livable floor space and set on rock or concrete
foundation, and that in the occupation of the premises the grantees, their
successors and assigns shall not construct or maintain outside privies and will
comoly with all State and County Sanitary regulations.

Conveyance is also made subject to contracts and/or liens for irrigation and/or
drainage of record; subject to reservations set out in Land Status Report
recorded in Vol. 311, page 570, Deed Records of Klamath County, Oregon; subject
to rights of the Federal Government, the State of Oregon, and the general public
in and to that part thereof lying below the high water line; subject to reservations
contained in the dedication of River's Bend.

To Have and to Hold, the above described and granted premises unto the said Elwood F. Sine
and Dorothy C. Sine, husband and wife their heirs and assigns forever.

And Ray E. Dingman and LaCele Dingman, husband and wife, the grantor
above named do covenant to and with the above named grantee, 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 encumbrances, as stated above,

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,

Witness our hand and seal this 15th day of November, 1961.



(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON,

County of Klamath

ss.

BE IT REMEMBERED, That on this 15th day of November, 19 61, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Ray E. Dingman and LaCele Dingman, husband and wife

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.

R. B. Chilcote
Notary Public for Oregon.

My Commission expires January 12, 1962



WARRANTY DEED

(FORM No. 703)
STEVENESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 11 day of August, 19 61, at 3:00 o'clock P. M., and recorded in book 11-05 on page 184, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers
County Clerk—Recorder.
By *Dorothy Rogers* Deputy.
Fee \$3.00
WHEN RECORDED RETURN TO