

67-01 R

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

in consideration of Ten (\$10.00)

Dollars,

to them paid by Dennis G. McNabb and Amy C. McNabb, husband and wife,

do hereby grant, bargain, sell and convey unto said Dennis G. McNabb and Amy C. McNabb, 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 29, 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 $\frac{1}{2}$ SW $\frac{1}{4}$ 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 $\frac{1}{2}$ SW $\frac{1}{4}$ 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 comply 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; and subject to the 1962-63 taxes not yet payable.



To Have and to Hold, the above described and granted premises unto the said Dennis G. McNabb and Amy C. McNabb, 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 lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except 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 hands and seals this 5th day of September, 1962.

Ray E. Dingman (SEAL)
LaCele Dingman (SEAL)
(SEAL)
20 (SEAL)

STATE OF OREGON,

County of Klamath

ss.

BE IT REMEMBERED, That on this 5th day of September, 1962, 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 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, 1966

WARRANTY DEED

(FORM No. 763)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 17th day of August 19 67, at 3:23 o'clock P. M., and recorded in book M 67 on page 6428, Record of Deeds of said County.

Witness my hand and seal of County affixed.

DOROTHY ROGERS

County Clerk-Recorder.

By *Carol A. Rogers*

Fee \$ 3.00

Deputy.

WHEN RECORDED RETURN TO