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38-575 M 11

July 15, 3:52 P.M. 1971

WARRANTY DEED

Know all Men By These Presents, that HARROLD M. MALLORY and CHRISTINE W. MALLORY, husband and wife, hereinafter called grantors, for the consideration hereinafter stated to the grantors paid by RICHARD M. ANDERSEN and BRENDA L. ANDERSEN, husband and wife, hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in Klamath County, Oregon, described as follows:

(69) A tract of land situate in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 9, Twp. 39 S., Range 10 E., W. M., being more particularly described as follows: Commencing at the East quarter corner of Sec. 9, Twp. 39 S., R. 10 E. W. M.; thence North 00 deg. 08' 00" East, along the east line of said Section 9, 668.25 feet; thence leaving the east line of said Section 9, North 89 deg. 58'00" West, 268.71 feet to the point of beginning for this description; thence continuing North 89 deg. 58' 00" West, 208.29 feet; thence South 00 deg. 08' 00" West, 210.00 feet; thence South 89 deg. 52'00" East, 208.29 feet; thence North 00 deg. 08'00" East, 210.36 feet to the point of beginning, containing 1.01 acres; and also an undivided share with present and future landowners in the East Half of Section 9, of the existing domestic water system and well; ALL SUBJECT TO: (1) Easements and rights of way of record or apparent on the land; (2) 1969-70 taxes; (3) All contracts, statutes, regulations, water rights, proceedings, taxes and assessments relating to irrigation, drainage or reclamation which may affect said land; and (4) the following restrictions to which grantees agree by accepting delivery of this deed: No building shall be constructed on said land closer than 25 feet from the outside perimeter thereof; no dwelling may be placed on said land that is not of a permanent type construction consisting of at least 1500 square feet and costing a minimum of \$15,000.00 to construct; and no animals or fowl, other than domestic, may be kept on said land. These restrictions shall run with the land and shall enure to the benefit of present and future landowners in the East Half of Section 9, Township 39 South, Range 10 E. W. M.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantors hereby covenant to and with grantees and the heirs of the survivor and their assigns, that they are lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above noted, and that grantors will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$4,500.00.

IN WITNESS WHEREOF, the grantors have executed this instrument
on the 23rd day of September, 1969.

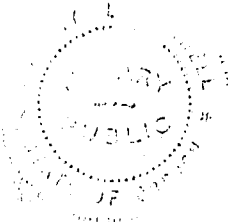
Harrold M. Mallory
Harrold M. Mallory

Christine W. Mallory
Christine W. Mallory

STATE OF OREGON)
) ss
County of Klamath)

On September 23, 1969, personally appeared the above named
Harrold M. Mallory and Christine W. Mallory, husband and wife, and
acknowledged the foregoing instrument to be their voluntary act
and deed.

Before me:



Sherry L. Parnell
Sherry L. Parnell
Notary Public for Oregon
My comm. expires May 13, 1972

STATE OF OREGON,
County of Klamath
Filed for record at request of

Transamerica Title Ins. Co.
on this 15th day of July, A.D. 1971
at 2:52 o'clock, P.M. and duly
recorded in Vol. 271 of Books
Page 7433
Wm. D. MILNE, County Clerk
By *[Signature]* Deputy
Fee \$3.00

Page 2 of a two-page Deed

Return: *Harold L. Shimech*
6236 Cherry Way 33
City

FORM No. 105A-
SH

THIS
by LOC
to JOB
WI

9/16 9:26 2-11-71

July 15 3:52 PM 1971
Jude

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