

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Marvin Dittmore and Margie Dittmore  
Husband and wife

hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by Ervin Kersten and Nancy Kersten, husband and wife

, hereinafter called the grantee,  
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that  
certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, sit-  
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

- ① Lot sixteen (16), Block Three (3) of Cres-Del Acres,  
First Addition, situated in the Northwest Quarter  
(NW1/4) of Section Seven (7), Township Twenty-four (24)  
South, Range Seven (7) East of the Willamette Meridian;

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that  
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

Subject to the following restrictions:

1. Animals will be restricted to household pets. No cows, pigs, chickens, ducks or goats. Three horses per lot maximum.
2. Buildings shall be constructed in a workman like manner and comply with state and county building codes.
3. Any trailer used as a permanent residence shall have a retail value of \$1500 or more when installed.
4. Business shall be restricted to lots having highway frontage only.
5. All lot owners shall be responsible for maintaining their lots free of trash & refuse at all times.
6. No back that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-ful 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 \$ 3,000  
However, the actual consideration consists of or includes other property or value given or promised which is  
part of the consideration (indicate which):

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 22 day of July, 1971.

Marvin Dittmore

Margie Dittmore

STATE OF OREGON, County of Klamath, ss.  
Personally appeared the above named Marvin Dittmore and Margie Dittmore, husband and wife  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Margaret Stembough  
Notary Public for Oregon  
My commission expires 1-30-74

NOTE—The sentence between the symbols ©, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

Marvin Dittmore  
Margie Dittmore  
TO

Ervin Kersten & Nancy Kersten  
2487 Hayden Bridge Road  
Springfield, Oregon 97477

Ervin Kersten  
2487 Hayden Bridge Rd.  
Springfield, Ore.  
97477

(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

STATE OF OREGON,

County of \_\_\_\_\_, ss.

I certify that the within instru-  
ment was received for record on the  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_  
Record of Deeds of said County.  
Witness my hand and seal of  
County affixed.

By \_\_\_\_\_ Title \_\_\_\_\_  
Deputy

8120

Transamerica Title Ins. Co.  
on this 3rd day of August A.D. 19 71  
at 11:25 o'clock A M, and duly  
recorded in Vol. M71 of Deeds  
page 8129  
Wm. D. MILNE, County Clerk  
By Anthony J. [Signature] Deputy  
Fee \$3.00

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