

66621

KNOW ALL MEN BY THESE PRESENTS, That Edgar E. Colburn and Barbara A. Colburn and Ward Bettis and Flossie Bettis, hereinafter called the grantor, in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration to grantor paid by Walter C. Shippy and Ardell M. Shippy, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the State of Oregon and the county therein named below, described as follows, to-wit:

Lot 13, Block 3 of Cres-Del Acres, First Addition, situated in the NW $\frac{1}{4}$ of Section 7, T 24 S, R 7 E. W. M., Klamath County.

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 workmanlike manner and comply with state and county building codes.
3. Any trailer used as a permanent residence shall have a retail value of \$1500.00 or more when installed.
4. Businesses shall be restricted to lots having highway frontage only.
5. All lot owners shall be responsible for maintaining their lots free of trash and refuse at all times.
6. No tents shall be used as dwellings on the property.

The true and actual consideration for this transfer is \$2,000.00.

To Have and to Hold the above described and granted premises unto the said grantee and grantee's heirs and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will and grantor's 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 construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand and seal this

day of

1972

Edgar E. Colburn (SEAL)

Barbara A. Colburn (SEAL)

Ward Bettis (SEAL)

Flossie Bettis (SEAL)

(ORS 93.490)

STATE OF OREGON, County of Deschutes ss. 3 January 1972

Personally appeared the above named Edgar E. Colburn and Barbara A. Colburn

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires 4-30-74

STATE OF CALIFORNIA

County of ORANGE

BE IT REMEMBERED, That on this 17th day of SEPTEMBER, 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Ward Bettis and Flossie Bettis

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.

Albert Nielsen

Notary Public for Oregon, California
My Commission expires ALBERT NIELSEN
my commission expires Jan. 30, 1964

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STATE OF OREGON; COUNTY OF KLAMATH; ss.
for record at request of KLAMATH COUNTY TITLE CO
this 27th day of JULY A. D. 19 72 at 3:18 P M, and
duly recorded in Vol. M 72, of DEEDS on Page 8231
Wm D. MILNE, County Clerk.
By Hazel Brazil
FEE \$4.00

Walter C. Shaffer