

67945

KNOW ALL MEN BY THESE PRESENTS, That Edgar E. Colburn & Barbara A. Colburn, husband & wife, & Ward Bettis & Flossie Bettis, husband & wife, hereinafter called the grantor, in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, to grantor paid by Lon A. Sanders and Vivian L. Sanders, h/w, and Dale Sanders, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantees and grantees' 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 8, Block 4 of Cres-Del Acres, Second Addition, and Lot 9, Block 4 of Cres-Del Acres, Second Addition, situated in the NW 1/4 of Section 7, T 24 S, R 7 E, W. M in Klamath County, Oregon.

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.

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 as of August 10, 1968.

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 30 day of June, 1972.
The true and actual consideration for this transfer is \$4,000.

Edgar E. Colburn (SEAL)
Barbara A. Colburn (SEAL)
Ward Bettis (SEAL)
Flossie Bettis (SEAL)

(ORS 93.490)
STATE OF OREGON, County of Deschutes ss.
Personally appeared the above named Edgar E. Colburn and Barbara A. Colburn, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Martha J. Collins
Notary Public for Oregon
My commission expires 6-23-76

STATE OF OREGON, CALIFORNIA } ss.
County of Orange }

BE IT REMEMBERED, That on this 26th day of June, 1972, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Ward Bettis and Flossie Bettis, 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.

OFFICIAL SEAL
IDA A. FORD
NOTARY PUBLIC—CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires March 15, 1976

Ida A. Ford
Notary Public for Oregon, California
My Commission expires

9936

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of KLAMATH COUNTY TITLE CO

this 5th day of SEPTEMBER A. D. 1972 at 4:07 P
duly recorded in Vol. M 72, of DEEDS on Page 9935

FEE \$4.00

Wm D. MILNE, County Clerk
By Hazel Drayton