

KNOW ALL MEN BY THESE PRESENTS, That Edgar E. Colburn & Barbara A. Colburn, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John A. Bree and Patricia A. Bree, 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 6, Block 6 of Cres-Del Acres, Second Addition, situated in the NW1/4 of Section 7, T 24 S, R 7 E.W.M.

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 the state and county building codes.
3. Any trailer used as a permanent residence shall have a retail value of \$1,500.00 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 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 as of May 17, 1972,

and that grantor 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 \$6,000.00. 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 15 day of August, 1972.

Edgar E. Colburn
Barbara A. Colburn

STATE OF OREGON, County of Deschutes, ss. August 15, 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.

(OFFICIAL SEAL)

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

WARRANTY DEED

TO

AFTER RECORDING RETURN TO
Mr. & Mrs. John G. Bree
3013- Blaisdell C
Redondo Beach Calif
90278

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

FEE \$2.00

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 11th day of SEPTEMBER, 1972, at 10:41 o'clock A.M., and recorded in book M. 72 on page 10174. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By Deputy