

14612

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 Miles M. Hartwell and Martha L. Hartwell, 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 7, Block 5 of Cres-Del Acres, Second 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.

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

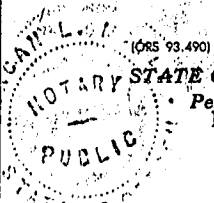
And said grantor hereby covenants to and with said grantee and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

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 21 day of February, 1972.

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



STATE OF OREGON, County of Deschutes ss. 15 February 1972

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:

Notary Public for Oregon

My commission expires 11-30-74

(SEAL)

# WARRANTY DEED

TO

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

AFTER RECORDING RETURN TO

Mr. & Mrs. Miles M. Hartwell  
1242 Pleasant St.  
Springfield Ore. 97477

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 1972, at o'clock M., and recorded in book on page Record of Deeds of said County.

Witness my hand and seal of County attixed.

County Clerk—Recorder.

By Deputy

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STATE OF OREGON, CALIFORNIA

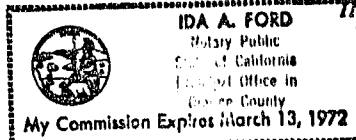
County of Orange

14613

FORM NO. 23 - ACKNOWLEDGMENT  
STEVENS DEED LAW PUB. CO. - PORTLAND, ORE.

BE IT REMEMBERED, That on this 21 day of January, 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.

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mr. & Mrs. Miles M. Hartwell

this 20th day of December A. D. 1972 at 10:22k AM, and

duly recorded in Vol. M-72, of DEEDS on Page 14612

Wm D. MILNE, County Clerk

Fee \$4.00

By Helen Clark