

1379

WARRANTY DEED

Vol. 75 Page 6241

KNOW ALL MEN BY THESE PRESENTS, That GLENN L. ROLLINS and ELISABETH H. ROLLINS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH WILLIAM BRIGHT and GENEVIEVE E. BRIGHT, 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 12, Block 3 of Cres-Del Acres, First Addition, situated in the NW¹/₄ of Section 7, Township 24S, R 7E.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

(If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(cont. on reverse)

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

and that grantor will warrant and forever defend the said 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 the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 29th day of May, 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Glenn L. Rollins and Elisabeth H. Rollins

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Deschutes) ss.
May 29, 1975.

Personally appeared the above named Glenn L. Rollins and Elisabeth H. Rollins and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, *Paul J. Robbins*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 10/1/1976

STATE OF OREGON, County of) ss.
Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Ralph William Bright
2740 Taylor Street
Eugene, Oregon 97405
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Ralph William Bright
2740 Taylor Street
Eugene, Oregon 97405
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.
County of)
I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer Deputy

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5. Cont.

and refuse at all times.

6. No tents shall be used as dwellings on the property.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of KLAMATH COUNTY TITLE CO
this 4th day of JUNE 3;15 A. D. 1975. at 1 o'clock P.M., and
duly recorded in Vol. M-75, of DEEDS on Page 6241
FEES \$ 4.00

Wm D. MILNE, County Clerk
By *[Signature]*