

575-1

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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 Ward Bettis and Flossie Bettis, 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 1, Block 3 of Cres-Del Acres, First Addition, situated in the NW 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 7th day of May, 1975.

Edgar E. Colburn (SEAL)

Barbara A. Colburn (SEAL)

Ward Bettis (SEAL)

Flossie Bettis (SEAL)

(ORS 93.490)

STATE OF OREGON, County of KLAMATH, ss. May 7, 1975
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:

Joseph A. Redard

Notary Public for Oregon

My commission expires 9-27-77

(SEAL)

STATE OF OREGON, CALIFORNIA

County of ORANGE

ss.

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 My Commission expires 10/1/77

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

12277

OFFICE OF THE COUNTY CLERK OF HAWAII

6th day of OCTOBER

1975

PM and

July recorded in Vol. 125

DEEDS

12296

Fee \$ 6.00

By Clayton L. [Signature]

Rev: Morrison Automotive Service
1010- Altabista Dr,
Sakensfield, Calif 93305