

172-A-27594

FORM No. 963—Stevens-Ness Law Publishing Co., Portland, Ore. 97204

TA

23555

## WARRANTY DEED—STATUTORY FORM Vol. 76 Page 20903

INDIVIDUAL GRANTOR

Irving VanDoren Fullerton, an estate in fee simple Grantor,  
conveys and warrants to William H. Priaulx and Patricia L. Priaulx, husband and wife  
Grantee, the following described real property  
free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Beginning at the Northeast corner of Lot 3, Block 3 of CRES-DEL ACRES  
FIRST ADDITION, situated in the Northwest quarter of Section 7, Township  
24 South, Range 7 East of the Willamette Meridian in Klamath County,  
Oregon; running thence South 86° 53' 40" West 184.47 feet to the Northwest  
corner of said Lot 3; thence South 22° 57' West 59.97 feet; thence North  
88° 14' 16" East 221.41 feet to the East line of said Lot 3; thence North  
13° 13' 50" West 60 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except 1. Reservations and restrictions in the dedication  
of Cres-Del Acres First Addition, as follows: "...said plat subject to the following  
conditions: (1) a 16 foot easement along the river and centered on lot lines between lots  
7 and 8 and lots 12 and 13 of Block 3 to provide access to the river; (2) a 50 foot

See reverse side.....

The true consideration for this conveyance is \$4,150.00 (Here comply with the requirements of ORS 93.030)

Dated this 20th day of December, 1976

Irving VanDoren Fullerton

California

OFFICE OF THE COUNTY CLERK, County of Contra Costa, ss. December 23rd, 1976

VERNA M. PREWITT appeared the above named Irving VanDoren Fullerton

NOTARY PUBLIC - CALIFORNIA

Principal Office in Contra Costa County

My Commission Expires Feb. 15, 1979

knowned the foregoing instrument to be his voluntary act and deed.

Before me: Verna M. Prewitt Verna M. Prewitt

(OFFICIAL SEAL)

Notary Public for California My commission expires: 2-15-1979

California

## WARRANTY DEED

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

TRANSACTION ESCROW SERVICE  
354 N.E. GREENWOOD  
BND, OR 97701

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements  
shall be sent to the following address:

NAME, ADDRESS, ZIP

## STATE OF OREGON

County of

ss.

I certify that the within instru-  
ment 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.

Recording Officer

By Deputy



20904

easement along easterly side of all lots abutting on Oregon Highway No. 58 to provide for construction of future road; (3) A 16 foot utility easement along side of lots abutting on Karen Way and centered on all lines between lots; (4) Additional restrictions as provided in recorded protective covenants."

2. Reservations and restrictions contained in deed from Edgar E. Colburn and Barbara A. Colburn et al., to Robert B. Fullerton and Maxine L. Fullerton, dated September 17, 1962, recorded April 15, 1964 in Deed Volume 352, page 313, records of Klamath County, Oregon, as follows: "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."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of KLAMATH COUNTY TITLE CO

this 30th day of December 1976, at 2:25 o'clock P.M., on

duly recorded in Vol. M 76, of DEEDS on Page 20903

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Rayl Trajic