

SA

30287

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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 Edmon Rollins and Vermele Rollins, husband and wife, 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 11, Block 3 of Cres-Del Acres, First 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.

The true and actual consideration for this transfer stated in terms of dollars is \$3,000.00.

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 28th day of August, 1967.

Return to
Edmon Rollins
c/o Gardner, Benedict & Johnson
915 Oak St. Suite 200
Eugene OR 97401

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

(ORS 93.490)

STATE OF OREGON, County of Deschutes, ss. August 28, 1967

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:

Marilyn J. Collins
Notary Public for Oregon
My commission expires June 23, 1968

STATE OF OREGON, CALIFORNIA }
County of ORANGE } ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENESS LAW PUB. CO., PORTLAND, ORE.

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 individuals 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 Jan. 10, 1967

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

for record at request of MOUNTAIN TITLE CO.

this 31st day of MAY A. D. 1977 at 12:38 o'clock P.M., and

duly recorded in Vol. 127, of DEEDS on Page 9413

fee \$ 6.00

By Wm D. MILNE County Clerk

Hazel Drazic