

Morrison MTC 3530

30420

Vol. 11 Page 9573

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 John C. Morrison a single man 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 2, 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.

The true and actual consideration of this transfer in dollars is \$2250.00. 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 20th day of May, 1977.

Barbara A. Bedard (SEAL)
FKA Barbara A. Colburn (SEAL)
Ward Bettis (SEAL)
Flossie Bettis (SEAL)

(ORS 93.490) STATE OF OREGON, County of Lane ss. May 20, 1977. Personally appeared the above named Barbara A. Bedard, fka Barbara A. Colburn and acknowledged the foregoing instrument to be voluntary act and deed.

Before me: [Signature] Notary Public for Oregon My commission expires 10-30-82

WARRANTY DEED STATE OF OREGON, CALIFORNIA

STATE OF OREGON, ss.

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 10-30-82

Rel. MTC

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 2nd day of JUNE A. D. 1977 at 11:05 o'clock A. M., on

duly recorded in Vol. M77, of DEEDS on Page 9573

FEE \$ 6.00

Wm D. MILHE, County Clerk

By Harold Craig