

30494

Vol. 77 Page 9676

KNOW ALL MEN BY THESE PRESENTS, That Edgar E. Colburn & Barbara A. Colburn, husband & wife, & Ward Bettis & Flossie Bettis, husband & wife, hereinafter called the grantor, in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration to grantor paid by Jerry B. Howell & Valeta B. Howell Husband & 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 4, Block 5 of Cres-Del Acres, Second 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 \$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 17 day of May, 1977

Ward Bettis (SEAL)

(SEAL)

Flossie Bettis (SEAL)

Barbara A. Colburn (SEAL)

Edgar E. Colburn (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 her voluntary act and deed.

Before me, Notary Public for Oregon

My commission expires 10-30-80

(SEAL)

WARRANTY DEED
STATE OF OREGON, CALIFORNIA

ss.

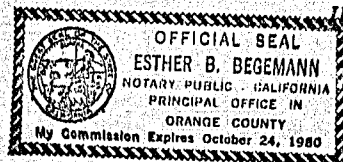
County of Orange

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

BE IT REMEMBERED, That on this 17 day of May, 1977, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Ward Bettis and Flossie Bettis, husband and wife,

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.



Notary Public for Oregon, California
My Commission expires

Ref: 11TC
Taper to: -

9677

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of MOUNTAIN TITLE CO
this 3rd day of JUNE 77 A. D. 1977 at 11:11 o'clock A.M., and
 duly recorded in Vol. M77, of DEEDS on Page 9676
FEE \$ 6.00
By Wm D. MILNE, County Clerk
[Signature]