

34340

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Husband and Wife

Fred B. Schellhorn and Eleanor I. Schellhorn

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William T. Wilson and Susan M. Wilson, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 9, Block 10, Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

and covenants that grantor is the owner of the above described property free of all encumbrances except those contained in patent of the United States Government, the State of Oregon, and reservations contained in the dedication of Tract 1042 of record in Klamath County, Oregon; rights of the Federal Government, the State of Oregon, and the general public in any portion of the above described property lying below the high water line of the Little Deschutes River; and the following further 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 mobile home used as a permanent residence shall have a retail value of \$5,000 or more when installed. (4) All owners shall be responsible for maintaining their lots free of trash and refuse at all times. (5) No tents shall be used as dwellings on property. (over)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

EXCEPT easements, reservations and restrictions of record.

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,495.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration (indicate why). (The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 11 day of August, 1977; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Lane

STATE OF OREGON, County of

19

) ss.

Personally appeared

and

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires: 2/19/80

(OFFICIAL
SEAL)

Fred B. Schellhorn and Eleanor I. Schellhorn 1370 "I" Street
Springfield, Oregon 97477
GRANTOR'S NAME AND ADDRESS

William T. Wilson and Susan M. Wilson
2428 Dumas Drive
Springfield, Oregon 97477
GRANTEE'S NAME AND ADDRESS

After recording return to:

William T. and Susan M. Wilson
2428 Dumas Drive
Springfield, Oregon 97477
NAME, ADDRESS, ZIP

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

William T. and Susan M. Wilson
2428 Dumas Drive
Springfield, Oregon 97477
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument 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
Deputy

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(6) No business shall be conducted on the property, except for Lots 1 and 2, Block 7; Lots 1 and 2, Block 12; Lots 11 and 12, Block 6; and Lots 1 and 2, Block 13. (7) Owners shall comply with all sanitary laws and regulations of Klamath County and the State of Oregon; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record ~~XXXXXXXXXX~~

This 18th day of AUGUST

A. D. 19 77

2:46

at 2:46 P. M. and

fully recorded in Vol. M77, of DEEDS

FEE \$ 6.00

W. D. MILNE, County Clerk

By *Harold Brazil*

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