

MTC 4068 36946

~~Colburn~~ 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 Ora F Cotner and Francis K Cotner 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 13, Block 6 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 PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$4,500

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, 1964

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

(ORS 93.490)

STATE OF OREGON, County of Lane) ss. May 17
 Personally appeared the above named Edgar E. Colburn and Barbara A. Colburn, husband and wife, FKA Barbara A. Colburn and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires 10-30-80

(SEAL)

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

MTC

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of _____ ss.

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 _____

Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ County Clerk—Recorder.

Deputy.

19117

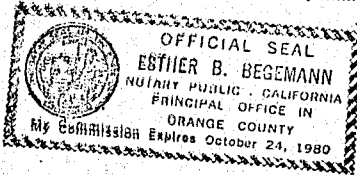
STATE OF ~~OREGON~~, CALIFORNIA, } ss.
County of Orange.

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.



[Signature]
Notary Public for ~~Oregon~~ California
My Commission expires _____

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of _____
this 7th day of October A. D. 1977 at 11:30 clock AM., and
duly recorded in Vol. M77, of Deeds on Page 19116.

Wm D. MILNE, County Clerk
By Bernetha A. Ketch

Fee \$6.00