

006731

Vol. 78 Page 7560

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 Wade H. Combs and Wanda V. Combs husband and wife
hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and gran-
tee'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 17, Block 6 of Cres-Del-Acres, Second 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 \$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 17 day of May, 1977

Ward Bettis (SEAL)
Flossie Bettis (SEAL)
Barbara A. Colburn (SEAL)
EKA Barbara A. Colburn (SEAL)

(ORS 93.490)

STATE OF OREGON, County of Douglas) ss. May 17, 1977

Personally appeared the above named Edgar E. Colburn and Barbara A. Colburn,
husband and wife. EKA Barbara A. Colburn

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon

Grantee's Address: 4190 Kildare ST My commission expires 10-30-80
Eugene, Or. 97404

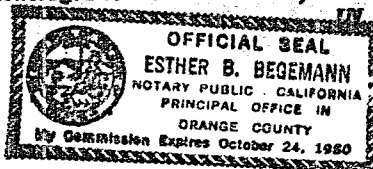
STATE OF ~~BERGEX~~ CALIFORNIA

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

County of Orange

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 Orange, California
My Commission expires

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 24th day of April A.D., 19 78 at 10:10 o'clock & M., and duly recorded in Vol. 178 of Deeds on Page 7900.

FEE \$6.00

WM. D. MILNE, County Clerk

By Bernetha D. Felick

Deputy

MOORE, WURTZ & LOGAN

ATTORNEYS AT LAW
315 NORTH 5th STREET
MAILING ADDRESS: P.O. BOX 66
SPRINGFIELD, OREGON 97477

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 seised 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.

(SEAL) [Signature]
(SEAL) [Signature]
(SEAL) [Signature]
(SEAL) [Signature]

STATE OF OREGON, County of Klamath, ss.
I, Wm. D. Milne, County Clerk of said County, do hereby certify that the foregoing instrument to be voluntarily act and deed, and acknowledged the foregoing instrument to be voluntarily act and deed.

Notary Public for Oregon
My commission expires 10-22-80
Clerk's Address: 1100 Klamath Street, Oregon 97604

STATE OF OREGON

County of Klamath
I certify that the within instrument was received for record on the 24th day of April A.D., 19 78 at 10:10 o'clock & M., and recorded in Book of Deeds of said County, Vol. 178, Page 7900.
Witness my hand and seal of Office this 24th day of April A.D., 19 78.

WARRANTY DEED

WARRANTY DEED

WARRANTY DEED