

56081

MTC 7039

## WARRANTY DEED

LLOYD W. JOHNSON AND WILMA I. JOHNSON, husband and wife, as to an undivided one-half interest as tenants by the entirety, and DAVID BLACK AND ILAMAE BLACK, husband and wife, as to an undivided one-half interest as tenants by the entirety, Grantors, convey and warrant to WILLIAM E. GILBREATH AND VIRGINIA R. GILBREATH, husband and wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

Lot 3 in Block 2 of CRES-DEL ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO the following exceptions:

1. Taxes for the fiscal year 1978-79, a lien but not yet due and payable.
2. Reservations as contained in plat dedication, to wit: "A 50 foot easement along easterly side of all lots abutting on Oregon Highway No. 58, to provide for construction of future road; (3) a 16' utility easement, along side of lots abutting on Karen Way and centered on all lines between lots; (4) Additional restrictions as provided in recorded protective covenants."
3. Reservations and restrictions as contained in deed recorded November 22, 1963, Deed Volume 349 at page 377, Deed Records of Klamath County, Oregon, to wit: "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 \$1,500.00 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.

-1- Warranty Deed

LAW OFFICE OF  
DAVID F. P. GUYETT  
1183 N.W. WALL STREET  
BEND, OREGON 97701

87 OCT 4 PM 10 28  
78 OCT 4 PM 10 28

4. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home, and any interest or liens disclosed thereby.

The true and actual consideration for this conveyance is the sum of \$8,100.00.

Until a change is requested, all tax statements shall be sent to the following address: 1986 Portland Drive

Fairfield, California 94533

DATED this 9 day of October, 1978.

Lloyd W. Johnson  
LLOYD W. JOHNSON

Wilma T. Johnson  
WILMA T. JOHNSON

David L. Black  
DAVID BLACK

Ilamae Black  
ILAMAE BLACK

STATE OF OREGON       )  
                                  ) ss.  
County of Deschutes )

On this 29th day of Sept, 1978, personally appeared before me the above named Lloyd W. Johnson and Wilma I. Johnson and acknowledged the foregoing instrument to be their voluntary act and deed.

Laurel B. Laney  
Notary Public for Oregon  
My commission expires: 2-23-80

STATE OF OREGON       )  
                                  ) ss.  
County of Deschutes )

On this 29th day of Sept, 1978, personally appeared before me the above named David Black and Ilamae Black and acknowledged the foregoing instrument to be their voluntary act and deed.

Laurel B. Laney  
Notary Public for Oregon  
My commission expires: 2-23-80

return to 2 and last Warranty Deed  
Translation Escrow  
354 N.E. Greenwood  
Bend, OR 97701

LAW OFFICES OF  
DAVID F. P. GUYETT  
183 N.W. WALL STREET  
BEND, OREGON 97701

STATE OF OREGON; COUNTY OF KLAMATH; ss..

I hereby certify that the within instrument was received and filed for record on the 4th day of October A.D., 1978 at 10:28 o'clock A M., and duly recorded in Vol. M78 of Deeds on Page 22071.

FEE \$6.00

WM. D. MILNE, County Clerk  
By Bernice A. DeLoach Deputy