

90319

Vol. 1780 Page 18526

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 George E. Heldt & Virginia L. Heldt 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 8, 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.

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)  
NKA Barbara A. Colburn (SEAL)

(ORS 93.490)

STATE OF OREGON, County of LAKE ss. NOVEMBER 13, 1979

Personally appeared the above named BARBARA A. COLBURN, NKA

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

Before me

Notary Public for Oregon

My commission expires 10-30-80

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

(SEAL)

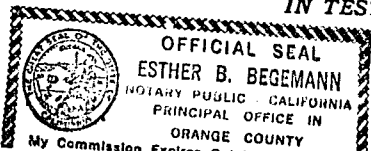
STATE OF OREGON, CALIFORNIA, ss.

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 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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 26th day of September A.D., 1980 at 2:03 o'clock P.M., and duly recorded in Vol. 180 of Deeds on Page 18526.

WM. D. MILNE, County Clerk

By Bernetha A. Hetsch Deputy

FEE \$3.50

90319

Return to: George E. Heldt & Virginia L. Heldt  
1593 Park Lane N. - Eugene, Or. 97104