

97404

WARRANTY DEED

Vol. M8/ Page 5066

KNOW ALL MEN BY THESE PRESENTS, That Margaret E. Larsen

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

John Noble Rannells

, 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:

Lots 1 and 2, Block 6, CRES-DEL ACRES SECOND ADDITION, situated in the NW1/4 of Section 7, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 see Exhibit A attached hereto and by this reference incorporated herein.

and that

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 \$18,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (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 10 day of March, 1981; 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)

Margaret E. Larsen

STATE OF OREGON, County of Gooding, Idaho

County of Gooding

March 10, 1981

Personally appeared the above named
Margaret E. Larsen

and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

Feb. 10, 1986

Residing at Gooding, Idaho
Margaret E. Larsen

STATE OF OREGON, County of _____, ss.

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Personally appeared Margaret E. Larsen and

who, being duly sworn,
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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of _____, ss.

I certify that the within instru-
ment 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.

By

Recording Officer

Deputy

GRANTOR'S NAME AND ADDRESS

John Noble Rannells
2257 Iron Wood
Eugene, Oregon 97401

GRANTEE'S NAME AND ADDRESS

John Noble Rannells
2257 Iron Wood
Eugene, Oregon 97401

NAME, ADDRESS, ZIP

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

John Noble Rannells
2257 Iron Wood
Eugene, Oregon 97401

NAME, ADDRESS, ZIP

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1. Reservations as contained in plat dedication, to wit:
"(1) A 16 foot easement along the river and centered on lot lines between Lots 1 and 8 and Lots 12 and 13 of Block 3 to provide access to river, (2) 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 foot 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."
2. Restrictions as contained in Deed to George V. Larsen and Margaret E. Larsen recorded in Volume M68, page 10269, Microfilm Records of Klamath County, Oregon, including but not limited to the following:
 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 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."

STATE OF OREGON; COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the 20th day of March A.D., 1981 at 11:22 o'clock A M., and duly recorded in

Vol. M81 of Deeds on page 5066.

Fee \$7.00

EVELYN BIEHN

COUNTY CLERK

By Bernetha G. Gotsch Deputy