

97406

MTC-9986-1

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

John Noble Rannells

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John Franklin Lee, 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: Lot 1, 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 see Exhibit A attached hereto and by this reference incorporated herein.

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 \$9,250.00

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 12 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)

John Noble Rannells

STATE OF OREGON,

County of Lane

March 12, 1981

STATE OF OREGON, County of

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ss.

Personally appeared

Personally appeared the above named John Noble Rannells

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

Before me:

A. RINGSDORF

Notary Public for Oregon

My commission expires 7-4-83

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

John Noble Rannells
2257 Iron Wood
Eugene, Oregon 97401

GRANTOR'S NAME AND ADDRESS

John Franklin Lee
485 West Centennial, #8
Springfield, Oregon 97477

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of

at o'clock M., and recorded in book on page or as file/leaf number

Record of Deeds of said county. Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

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 Record 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."
3. Trust Deed, including the terms and provisions thereof, executed by John Noble Rannells, as Grantor, to Mountain Title Company, as Trustee, for the benefit of Margaret E. Larsen, as Beneficiary, in the amount of \$12,000.00, dated _____, Reel No. _____, Reception No. _____, recorded _____, Official Records of Klamath County Oregon, which John Noble Rannells agrees to pay and hold Grantee harmless therefrom.

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 11:23 o'clock A M., and duly recorded in

Vol M81 of Deeds on page 5072.

Fee \$7.00

EVELYN BIEHN

COUNTY CLERK

By Shirley A. Schuch Deputy