

K-36260

1-1-74

26080

KNOW ALL MEN BY THESE PRESENTS, That Jean D. Cooper and Richard H. Brinker, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Wayne H. Sanders, 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 4, 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.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$10,000.00

(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

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 \$10,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 1st day of July, 1983; 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)

STATE OF ~~Alaska~~ } ss.
~~Alaska~~ }
County of ~~Alaska~~ }
First Judicial
July 1, 1983

Personally appeared the above named Jean D. Cooper and Richard H. Brinker husband and wife

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

Before me: Christine Faye Donnelly
Notary Public for Oregon
My commission expires: 3/28/86

STATE OF OREGON, County of First Judicial ss.
June 30, 1983

Personally appeared Richard H. Brinker and Jean D. Cooper 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 behalf 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: Christine Faye Donnelly
Notary Public for Oregon
My commission expires: 3/28/86

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 22nd day of July, 1983, at 1:50 o'clock P.M., and recorded in book M83 on page 11733 or as file/reel number 26080. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By Dee Lewis Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

W. H. Hayes Federal Credit Union
220 N. 4th Ave
Portland, Oregon 97209
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE