

33124

WARRANTY DEED

Vol. 1404 Page 1705

KNOW ALL MEN BY THESE PRESENTS, That FRANCES CHESHIRE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD G. CRAMER & CAROLYN SUE CRAMER, 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 11, Tract 1042, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, and covenants that grantor is the owner of the above described property free of all encumbrances except those contained in patent of the United States Government, the State of Oregon, and reservations contained in the dedication of Tract 1042 of record in Klamath County, Oregon; rights of the Federal Government, the State of Oregon, and the general public in any portion of the above described property lying below the high water line of the Little Deschutes River; and the following further 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 workman like manner and comply with state and county building codes. (3) Any mobile home used as a

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) CONT-OV ER

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 \$ 5,000. 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 day of 1984; 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)

X Frances Cheshire

STATE OF OREGON,)
County of LANE) ss.
1-6, 1984

STATE OF OREGON, County of LANE) ss.
1-6, 1984

Personally appeared the above named Frances Cheshire

Personally appeared _____ 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 acknowledged the foregoing instrument to be HER voluntary act and deed.

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Notary Public for Oregon

My commission expires:

FRANCES CHESHIRE
85764 Edenvale Rd.
Pleasant Hill, Oregon 97455
GRANTOR'S NAME AND ADDRESS

RONALD G. CRAMER and Carolyn Sue Cramer

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ronald G. Cramer
2 Coburg Road, Sp #26
Eugene, OR 97401
NAME, ADDRESS, ZIP

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

Ronald G. & Carolyn Sue Cramer
2 Coburg Road, Sp #26
Eugene, OR 97401
NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of _____) ss.

I certify that the within instrument was received for record on the day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

ok \$5.00

84 FEB 1 AM 11 51

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permanent residence shall have a retail value of \$5,000 or more when installed. (4) All owners shall be responsible for maintaining their lots free of trash and refuse at all times. (5) No tents shall be used as dwellings on the property. (6) No business shall be conducted on the property, except for Lots 1 and 2, Block 7; Lots 1 and 2, Block 12; Lots 11 and 12, Block 6; and Lots 1 and 2, Block 13. (7) Owners shall comply with all sanitary laws and regulations of Klamath County and the State of Oregon; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

STATE OF OREGON,
County of Klamath)

Filed for record at request of

On this 1st day of Feb. A.D. 19 84
at 11:51 o'clock A M, and duly
recorded in Vol. M84 of Deeds
Page 1705.

EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 8.00