

DAVID D. BATSON and SHARON K. BATSON, husband and wife,
conveys and warrants to WALTER L. WHITSON, Grantor,

the following described real property free of encumbrances except as specifically set forth herein situated in Klamath
County, Oregon, to-wit:

Lot 8, Block 1 of Cres-Del Acres, First Addition, according to the Official Plat
thereof on file in the office of the County Clerk, Klamath County, Oregon,

The said property is free from encumbrances except: as set forth in the Exhibit "A" attached hereto
and by reference incorporated herein.

The true consideration for this conveyance is \$ EXCHANGE OF OTHER PROPERTY

This instrument does not guarantee that any particular use may be made of the property described in this instrument, a buyer should check with
the appropriate city or county planning department to verify approved uses.

Dated this 26th day of October, 1984.

David D. Batson
David D. Batson

Sharon K. Batson
Sharon K. Batson

STATE OF OREGON, County of Lane
Personally appeared the above named David D. Batson and Sharon K. Batson ss. October 26th, 1984

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

Before me: Steven Stephens
Notary Public for Oregon

9-14-85
My Commission Expires

Grantee's Address: 401 South 32nd Street, Springfield, Oregon 97478
AFTER RECORDING RETURN TO: Lane Escrow & Title Co. P.O. Box 1456, Eugene, Oregon 97447

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1. Reservations and restrictions contained in the dedication of Cres-Del Acres First Addition as follows: "...said plat subject to the following conditions: (1) A 16' easement along the river and centered on lot lines between lots 7 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' 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. Reservations and restrictions as disclosed by deed from Edgar E. Colburn and Barbara A. Colburn, husband and wife, and Ward Bettis and Flossie Bettis, husband and wife, to Burton E. Pond and Shirley J. Pond, recorded November 22, 1963 in Deed Volume 349 on page 371, records of Klamath County, Oregon, as follows: (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 \$1,500.00 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.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 30th day of October A.D. 19 84
at 11:41 o'clock A M, and duly
recorded in Vol. M84 of Deeds
Page 18548

EVELYN BIEHN, County Clerk

By *Pat Smith* Deputy

Fee 8.00