

OA 17175

WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

JERRY B. HOWELL

Grantor,

conveys and warrants to CHARLES E. SMITH and DONNA M. SMITH, husband and wife.

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

Lot 4, Block 5 of Cres-Del Acres, Second Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except

1. Reservations and restrictions contained in the dedication of Cres-Del Acres Second Addition as follows: "...said plat subject to the following conditions: (1) A 16 foot easement along Crescent Creek and centered on lines between Lots 4 and 5, (OVER-CONT)

The true consideration for this conveyance is \$ 25,200.00 (Here comply with the requirements of ORS 93.030)

Dated this 7 day of July, 19 84

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.

JERRY B. HOWELL

STATE OF OREGON, County of Lane) ss.

Personally appeared the above named Jerry B. Howell

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

Before me

Notary Public for Oregon—My commission expires

(OFFICIAL SEAL)

WARRANTY DEED

JERRY B. HOWELL

GRANTOR

CHARLES E. SMITH and

GRANTEE

DONNA M. SMITH

GRANTEE'S ADDRESS, ZIP

After recording return to:

CHARLES & DONNA SMITH

91679 Donna Rd.

Springfield, Or. 97478

NAME, ADDRESS, ZIP

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

SAME AS CURRENT

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

ss.

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/tile/instrument/microfilm/reception No. Record of Deeds of said county. Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

90 JUL 5 AM 11 23

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NOTARY PUBLIC - JERRY B. HOWELL

57500
13322

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lots 10 and 11, and lots 15 and 16 of Block 6 to provide access to Crescent Creek; (2) a 16 foot utility easement centered on all lines between lots and on the side of lots abutting on streets; (3) Additional restrictions as provided in recorded protective covenants."

2. Reservations and restrictions as shown in deed from Edgar E. Colburn et al to Jerry B. Howell et ux, recorded June 3, 1977 in M-77 on page 9676, 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 \$1500.00 or more when installed. 4. Buisnesses 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. Other conditions, restrictions, reservations of record, if any.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Key Title Co. the 6th day
of July A.D., 1990 at 11:23 o'clock A.M., and duly recorded in Vol. M90
of Deeds on Page 13321
Evelyn Biehn County Clerk
By Pauline Mullender

FEE \$33.00

STATE OF OREGON
County of Klamath
I, Notary Public, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Klamath, Oregon.
Witness my hand and seal of office this 6th day of July, 1990.
JERRY B. HOWELL
Notary Public

NOTARY PUBLIC	JERRY B. HOWELL
EXPIRATION DATE	12/31/91
FILED	1990 JUL 6
RECORDED	1990 JUL 6
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