

Grantor's Name and address:  
Verbil Z. Ellis  
3940 Shasta Way  
Klamath Falls, OR 97603

**M05-66153**

Klamath County, Oregon

10/10/2005 01:09:42 PM

Pages 2 Fee: \$26.00

Grantees' Name and Address:  
Dale Ellis & Joann Ellis  
3940 Shasta Way  
Klamath Falls, OR 97603

After recording return to:  
Dale Ellis & Joann Ellis  
3940 Shasta Way  
Klamath Falls, OR 97603

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

Dale Ellis & Joann Ellis  
3940 Shasta Way  
Klamath Falls, OR 97603

### **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That Verbil Z. Ellis, now known as Verbil Z. Van Meter, a single person, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dale Ellis and Joann Ellis, husband and wife, 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, State of Oregon, described as follows, to-wit:

Lot 3, Block 2, Bryant Tracts #1, Klamath County, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of said County and State; subject, however, to all right of way and easements of the Enterprise Irrigation District and subject to the right of the grantors, their heirs and assigns, to construct and maintain on and across the said premises so granted irrigation and drainage ditches and the right to enter upon said premises for the purpose of constructing and maintaining such ditches, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and also all their estate, right, title and interest in and to the same, including dower and claim of dower; this conveyance however, is made with the further consideration that the grantee, heirs or assigns will not use the premises for other than residential purposes and will not construct nor erect any residence on the said premises, the first cost of which shall be less than \$1000.00; and any violation of such covenant shall work a forfeiture of the estate of the grantee, his heirs or assigns in and to the said premises and shall vest in the grantors, their heirs or assigns, the right to reenter the said premises and their former estate therein.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

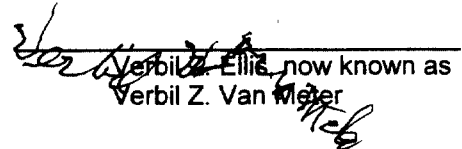
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those noted above and those apparent on the land, if any, and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whosoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

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 provision hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10 day of October, 2005.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING TO VERIFY APPROVED USES.

  
Verbil Z. Ellis, now known as  
Verbil Z. Van Meter

STATE OF OREGON )

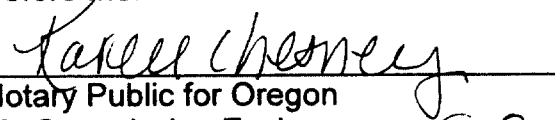
) ss

Dated: October 10, 2005

County of Klamath )

Personally appeared the above named Verbil Z. Ellis, now known as Verbil Z. Van Meter, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

  
Notary Public for Oregon  
My Commission Expires: 9-20-06

