

5295

WARRANTY DEED

Vol. 1175 11581

KNOW ALL MEN BY THESE PRESENTS, That BURLEY W. MABE, and JUNE R. MABE, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VAUGHN E. and MILDRED L. KIRBY, husband and wife
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:

Lots 15 and 16, Block 10, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restriction, rights-of-way and easements of record and those apparent on the land.
2. Taxes for the fiscal year 1975-1976, a lien, but not yet due and payable.
3. Reservations and restrictions contained in deed from United States of America, Department of the Interior, acting by and through the Area Director, to Harding A. Brown, dated June 22, 1959, recorded September 16, 1959 in Volume 315, page 552 of the Official Deeds of Klamath County, Oregon.
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 as hereinabove stated

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 \$ 3,000.00
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 day of September, 1975; 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)

Burley W. Mabe
June R. Mabe

STATE OF OREGON,
County of Klamath } ss.
September 19, 1975

Personally appeared the above named Burley W. Mabe and June R. Mabe

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

Before me:
Janet L. Ring
Notary Public for Oregon
My commission expires: 9/6/79

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Burley W. and June R. Mabe

GRANTOR'S NAME AND ADDRESS
Vaughn E. and Mildred L. Kirby

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mountain Litch

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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 _____ on page _____ or as file/reel number _____

Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

ORIGINAL-VITAL STATISTICS COPY

WARD 15 Klamath Falls, Ore.
DATE RECEIVED BY LOCAL REGISTRAR DATE REC
May 13, 1975

4. Reservations and restrictions contained in the dedication of Sprague River Valley Acres, to wit:
 "Said plat being subject to a sixteen (16) foot easement for future public utilities along the back and side lines of all lots, said easement to be centered on lines of adjacent lots; subject to a twenty (20) foot building set-back line along the front of all lots; subject also to the restriction of no access from Godowa Springs Road of Lots 1, 5, 6, 7 and 8, Block 1, and to easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
5. Reservations, restrictions and conditions imposed by Declaration of Restrictions executed by Grayco Land Escrow, Ltd., dated April 1, 1969, recorded April 30, 1969 in Volume M69, page 3171, Microfilm Records of Klamath County, Oregon.
6. Restrictions, conditions and assessments imposed by Articles of Association of Sprague River Valley Acres Property Owners recorded April 30, 1969 in Volume M69, page 3174, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON,
 County of Klamath
 Filed for record at request of
Mountain Title
 this 24th day of Sept. A.D. 1975
 at 2:29 P.M. and
 recorded in Vol. M 75 deed
 page 11581
 Witness my hand, County Clerk
[Signature]
 \$6.00

26. WARD'S NAME AND ADDRESS (street, city or town, state, zip)
 27. DATE RECEIVED BY LOCAL REGISTRAR DATE REC
 28. MAY 13, 1975
 ORIGINAL-VITAL STATISTICS COPY
 Klamath Falls, Ore
 29. 7/5