

6547

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT W. TESKE and JANET A. TESKE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SAMUEL WALLEN and GEORGIA L. WALLEN, 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 and State of Oregon, described as follows, to-wit:

Lots 30 and 31, Block 1, 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

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(OVER)

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 \$ 3,500.00. 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 , 19 ; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

WASHINGTON

STATE OF OREGON,

County of KING

October 17, 1975.

Personally appeared the above named ROBERT W. TESKE and JANET A. TESKE

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

Before me: Valerie H. Smith

Notary Public for Oregon WASHINGTON

My commission expires: Aug 25, 1979

ROBERT W. & JANET A. TESKE

GRANTOR'S NAME AND ADDRESS
SAMUEL & GEORGIA L. WALLEN

GRANTEE'S NAME AND ADDRESS

After recording return to:
Samuel Wallen
6734 Barnhurst Drive
San Diego, California 92117
NAME, ADDRESS, ZIP

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

~~ROBERT W. TESKE~~ Samuel Wallen
6734 Barnhurst Drive
San Diego, California 92117
NAME, ADDRESS, ZIP

STATE OF OREGON, County of) ss.

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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

a corporation,

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 be-

half 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:

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of) ss.

I certify that the within instru-

ment 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

16, 1959 in Volume 315, page 652, Deed Records of Klamath County, Oregon.

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 restrictions of no access from Godowa Springs Road to Lots 1, 5, 6, 7 & 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; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO
 this 24th day of OCTOBER 1975 at 4:17 P. M. and
 duly recorded in Vol. M 75, of DEEDS on Page 13382

FEE \$ 6.00

By W. D. MILNE, County Clerk
Hazel Drazic