

8473

110 1322
16031

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 Erick E. Zeyer and Margot Zeyer, 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 36 and 37, 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, restrictions, rights-of-way and easements of record and those apparent on the land.
2. Taxes for the fiscal year 1975-1976, due and payable.
Amount: \$16.26, plus interest
Account No.: 8-3512-3520 Tax Lot 4000 (Lot 36) (If paid not yet posted)
- Taxes for the fiscal year 1975-1976, due and payable.
Amount: \$16.26, plus interest
Account No.: 8-3512-3510 Tax Lot 800 (Lot 37) (If paid not yet posted)
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 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 (OVER)

Robert W. Teske, Janet A. Teske
12005 N.E. 153rd Pl.
Kirkland, Washington 98033

GRANTOR'S NAME AND ADDRESS

Erick E. Zeyer, Margot Zeyer
11215 Lull St.
Sun Valley, California 91352

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON

County of Klamath

ss.

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 attixed.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ Recording Officer
Deputy.

8475

35 NORMAN G. RO
and CAROLYN
ing desc
Oregon,
forth
Lo
SU

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 Gravco Land Escrow, Ltd., dated April 1, 1969, recorded April 30, 1969 in Volume M 69, page 3171, Microfilm Records of Klamath County, Oregon. (Copy attached)
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. (Copy attached)

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.

warrant and forever defend the above granted 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 17 day of Dec, 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)

Washington
STATE OF OREGON, } ss.
County of Klamath
December 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:
Notary Public for Oregon
My commission expires:
Aug. 25, 1979

Washington
STATE OF OREGON, County of King } ss.
December 17, 1975
Personally appeared Robert W. Teske and Janet A. Teske 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 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.
Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 22nd day of DECEMBER A. D., 1975 at 1:35 o'clock P. M., and duly recorded in

Vol. M 75 of DEEDS on Page 16034

FEE \$ 6.00

By WM. D. MILNE, County Clerk
Hazel Shazil Deputy

8475

36 NORMAN G. RO
and CAROLY
ing desc
Oregon,
forth
Lo
t
SI