

30376

KNOW ALL MEN BY THESE PRESENTS, That J.H. Bradshaw and Bonnie R. Bradshaw, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Mary Jane Raczynski

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:

Lot 1 in Block 3, CASA MANANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District and Enterprise Irrigation District.

2. Reservations and easements, including the terms and provisions thereof, as set forth in deed from Pete Sather and Helen Sather, husband and wife, to Boyd F. Sprague and Georgiana C. Sprague, husband and wife, dated September 27, 1946, recorded August 11, 1950 in Volume 241, page 192, Deed Records of Klamath County, Oregon.

3. Building setback line 20 feet along front and Street side of lot as shown on dedicated plat.

4. Public utilities easement over rear 10 feet of lot as shown on dedicated plat.

5. Reservations contained in plat dedication, to wit:

"Building setback along all streets and avenues as shown on the annexed plat, a (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (continued on reverse)

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 above set forth

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 \$ 27,352.77

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 26 day of May, 1977; 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)

Nevada
STATE OF OREGON, }
County of WASHOE } ss.
MAY 26, 1977

Personally appeared the above named J.H. Bradshaw and Bonnie R. Bradshaw, husband and wife.

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

Before me: Lawrence M. Kellott, Notary Public for Oregon, My commission expires Mar. 20, 1978.

STATE OF OREGON, County of WASHOE } ss.
MAY 26, 1977

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 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: Lawrence M. Kellott, Notary Public for Oregon, My commission expires Mar. 20, 1978.

(OFFICIAL SEAL)

J.H. Bradshaw and Bonnie R. Bradshaw
P.O. Box 197
Empire, Nevada 89405
GRANTOR'S NAME AND ADDRESS
Mary Jane Raczynski
309 De Nardi Way
Sou. San Fran., Calif. 94080
GRANTEE'S NAME AND ADDRESS
After recording return to:
Mary Jane Raczynski
309 De Nardi Way
So. San Fran., California 94080
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
First National Bank of Oregon
Post Office Box 3131
Portland, Oregon 97208
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

five foot side line setback along all lots and an easement along the back of all lots as shown on the annexed plat for present and future public utilities, drainage and perpetual right-of-way for ditches to convey irrigation water as shown on the annexed plat; said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owners."

6. Conditions and restrictions, including the terms and provisions thereof, contained in that certain declaration recorded May 10, 1963 in Miscellaneous Volume 14, page 480, Records of Klamath County, Oregon.

7. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: June 10, 1969

Recorded: June 10, 1969 in Volume M69, page 4508, Microfilm Records of Klamath County, Oregon

Amount: \$16,900.00

Grantor: J.H. Bradshaw and Bonnie R. Bradshaw, husband and wife

Trustee: TransAmerica Title Insurance Company

Beneficiary: First National Bank of Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Jill Spera

this 1st day of JUNE A. D. 1977 at 2:32 o'clock P. M., and

duly recorded in Vol. M77, of DEEDS on Page 9517

FEE \$ 6.00

Wm. D. MILNE, County Clerk

[Signature]