

1-74 37210

## WARRANTY DEED

Vol. 11 Page 12403

KNOW ALL MEN BY THESE PRESENTS, That  
 Charles W. and Lena J. Nash, husband and wife,  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 A. Edwin and Marjorie E. Frazier, 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 ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 77, Block 8, 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 1977-1978.
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. (see reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ 2,000.00

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 5th day of October, 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)

STATE OF OREGON, } ss.  
 County of Curry }  
 October 5, 1977

Personally appeared the above named  
 Charles W. and Lena J. Nash

and acknowledged the foregoing instru-  
 ment to be their voluntary act and deed.

Before me:  
 (OFFICIAL SEAL) *Shelley M. DeLue*

Notary Public for Oregon

My commission expires: 7/13/79

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
 \_\_\_\_\_, 19\_\_\_\_

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:

(OFFICIAL  
SEAL)

CHARLES W. AND LENA J. NASH  
 P.O. Box 2414  
 Harbor, OR 97415

GRANTOR'S NAME AND ADDRESS  
 A. EDWIN AND MARJORIE E. FRAZIER  
 P.O. Box 667  
 Cardiff-by-the-Sea, CA 92007

GRANTEE'S NAME AND ADDRESS  
 After recording return to:  
 A. EDWIN AND MARJORIE E. FRAZIER  
 P.O. Box 667  
 Cardiff-by-the-Sea, CA 92007

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

A. EDWIN AND MARJORIE E. FRAZIER  
 P.O. Box 667  
 Cardiff-by-the-Sea, CA 92007  
 NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of \_\_\_\_\_  
 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.

SPACE RESERVED  
FOR  
RECORDER'S USE

Recording Officer

By \_\_\_\_\_ Deputy



19470

(continued from property description)

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 to 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; ss.

Filed for record ~~XXXXXX~~

1:38

this 12th day of OCTOBER A. D. 1977 at o'clock P.M., and

truly recorded in Vol. M77, of DEEDS on Page 19469

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Bernetha W. Letach