

WARRANTY DEED

48720

KNOW ALL MEN BY THESE PRESENTS, That CARL C. DUDLEY and MAGGIE
FAY DUDLEY, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALVIN L.
COTTRELL and ELINOR COTTRELL, 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 7 in Block 20 of 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. Reservations and restrictions contained in deed from U.S. of A, Dept.
of Interior, acting by and through the Area Director, to Harding A. Brown,
dated 6/22/59, recorded 9/16/59, Deed Volume 315, page 652, records of
Klamath County, Oregon, as follows: "Title to the above-described property
is conveyed subject to all other existing easements for public roads and
highways, for public utilities, and for railroads and pipelines and for
any other easements of rights-of-way of record; and there is hereby re-
served any and all roads, trails, telephone lines, etc., actually con-
structed by the U.S. with the rights of the U.S. to maintain, operate,
or improve (SEE REVERSE)

(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

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 \$ 1,800.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the consideration (indicate which) (The sentence between the symbols ①, 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 23rd day of September, 19 74;
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)

California
STATE OF OREGON,)
County of Alameda) ss.
September 23, 19 74.

Personally appeared the above named CARL
C. DUDLEY and MAGGIE FAY
DUDLEY.

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

Before me, Walter J. Anderson
(OFFICIAL SEAL) California
Notary Public for Oregon
My commission expires May 4, 1978

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)

Carl C. Dudley and Maggie Fay
Dudley,

GRANTOR'S NAME AND ADDRESS
Alvin L. Cottrell and Elinor
Cottrell, P.O. Box 156,
Beatty, Or. 97621

GRANTEE'S NAME AND ADDRESS
After recording return to:
Mrs Elinor Robinson
P.O. Box 156
Beatty, Oregon 97621
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Mr. and Mrs. Alvin L. Cottrell
P.O. Box 156, Beatty, Or. 97621
NAME, ADDRESS, ZIP

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

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the same so long as needed or used for by the United States. (Department Instr. January 13, 1916, 44 L.D. 513.)

3. Reservations and restrictions contained in the declaration of Sprague River Valley Acres as follows: "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 and 8, Block 1, and to easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

4. Restrictions, reservations and conditions imposed by Declaration of Restrictions, executed by Grayco Land Escrow Ltd., dated April, 1969, recorded April 30, 1969, Deed Volume M69, page 3171, Microfilm records of Klamath County, Oregon.

5. Restrictions, conditions and assessments imposed by Articles of Association of Sprague River Valley Acres Property Owners recorded April 30, 1969, Deed Volume M69, page 3174, Microfilm records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Jerry Molatore Atty.

on the 22nd day of May, A. D. 1978, at 4:36 clock P M., or

truly recorded in Vol. M78, of Deeds, on Page 10765

By Bernetha J. Helsch Wm D. Miller County Clerk
Fee \$6.00