

## MOUNTAIN TITLE COMPANY

68628

WARRANTY DEED

Vol. 79 Page 13415

KNOW ALL MEN BY THESE PRESENTS, That Ernest S. Taylor and Jill S. Taylor, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Walter F. Seals and Terese M. Seals, 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:

Lot 9, Block 7, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 stated on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 55,000.00

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 7 day of June, 1979; 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)

Ernest S. Taylor

Jill S. Taylor

STATE OF OREGON, } ss.  
County of Klamath  
June 7, 1979

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 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:

(OFFICIAL SEAL)

Personally appeared the above named Ernest S. Taylor and Jill S. Taylor and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

Notary Public for Oregon

My commission expires:

Ernest S. Taylor and Jill S. Taylor

GRANTOR'S NAME AND ADDRESS

Walter F. Seals and Terese M. Seals  
P.O. Box 125  
Beatty, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantor as above

NAME, ADDRESS, ZIP

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

Grantor as above

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.

Recording Officer

By

Deputy

MOUNTAIN TITLE COMPANY

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1. 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.
2. Reservations and restrictions contained in 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 setback 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."
3. 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.
4. 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, and amendment recorded in Volume M76, page 7574, Microfilm Records of Klamath County, Oregon.
5. 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: March 24, 1978  
Recorded: March 27, 1978  
Volume: M78, page 5734, Microfilm Records of Klamath County, Oregon  
Amount: \$37,400.00  
Grantor: Ernest S. Taylor and Jill S. Taylor, husband and wife  
Trustee: William Sisemore  
Beneficiary: Klamath First Federal Savings and Loan Association

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.  
this 7th day of June A. D. 1978 at 10:01 o'clock P. M., or  
fully recorded in Vol. 479, of Deeds on Page 13415

Wm D. MILNE, County Clerk  
By Bernetha H. Hulse

Fee \$6.00