

KNOW ALL MEN BY THESE PRESENTS, That JOHNNIE L. STEGNER, JR. and ELAINE S. STEGNER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID J. ADAMS and BETTY P. ADAMS, 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 45 and 46, 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.

- CONTINUED ON THE REVERSE SIDE OF THIS DEED -

(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 side 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 \$5,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration and which is indicated by the symbol ©. (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 8th day of October, 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)

JOHNNIE L. STEGNER, JR.  
ELAINE S. STEGNER

STATE OF OREGON,  
County of Clatsop ss.  
October 3, 1979

STATE OF OREGON, County of Clatsop ss.

Personally appeared Johnnie L. Stegner Jr. and Elaine S. Stegner 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

Personally appeared the above named Johnnie L. Stegner & Elaine S. Stegner and acknowledged the foregoing instrument to be a voluntary act and deed.

Before me: Mary Nornd  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 6-14-81

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)

Mr. and Mrs. Johnnie L. Stegner, Jr.  
8753 Antonia Avenue  
Manassas, VA 22110

GRANTOR'S NAME AND ADDRESS  
Mr. and Mrs. David J. Adams  
5232 Wroxton Drive  
Riverside, CA 92504

After recording return to:  
SAME AS GRANTEE  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
SAME AS GRANTEE  
NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of \_\_\_\_\_ 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/roll number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

MODERN TITLE COMPANY

MODERN TITLE COMPANY

8776

2-7758-77

23774

SUBJECT TO:

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.
2. 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.
3. Reservations and restrictions contained in dedication of Sprague River Valley Acres.
4. 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.
5. Reservations, 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 at request of Mountain Title Co.

this 8th day of October A. D. 19 79 at 3:05 clock P.M., or

duly recorded in Vol. M79, of Deeds on Page 23773

Wm D. MILNE, County Clr

By Bernetha H. Hutsch

Fee \$7.00

34551-007  
(1422)

NOTARIAL PUBLIC

Notary Public for the State of Oregon  
My commission expires on \_\_\_\_\_  
I hereby certify that the foregoing is a true and correct copy of the original as the same was presented to me for recording.  
Notary Public  
\_\_\_\_\_  
County of \_\_\_\_\_