

75557

-WARRANTY DEED-

Vol. M Page 24425

WAYNE HURLEY BLDG. CO., INC., Grantor, conveys and warrants to
ROBERT W. SPRUILL and KAREN S. SPRUILL, husband and wife, Grantees, the
following described real property situate in Klamath County, Oregon,
free of all encumbrances, except as specifically set forth herein:

Lot 22 Block 4, SECOND ADDITION TO PINE GROVE PONDEROSA,
Tract No. 1153, in the County of Klamath, State of Oregon

SUBJECT TO AND EXCEPTING:

(1) An easement created by instrument, including the terms and provisions thereof dated January 12, 1965, recorded February 18, 1965 in Book 359, page 380, in favor of Pacific Power & Light Company, a Maine corporation, for electric transmission line across the W $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$; (2) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Pine Grove Ponderosa, Tract No. 1153; (3) Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded January 23, 1978 in Book M-78, page 1386; (4) reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Seventy Two Thousand Nine Hundred and No/100ths (\$72,900.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Robert & Karen Spruill 1151 Pine Grove Road K Falls, Or 97601

DATED this 31st day of January, 1979.

WAYNE HURLEY BLDG. CO., INC.,
an Oregon corporation

By: Jesse W. Hurley

President

By: Beverly M. Hurley

Secretary

STATE OF OREGON)

County of Klamath)

ss. January 31, 1979.

Personally appeared Jesse W. Hurley, who, being sworn stated that he is the President, and Beverly M. Hurley, who, being sworn, stated that he is Secretary of WAYNE HURLEY BLDG. CO., INC., and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and they acknowledged said instrument to be its voluntary act and deed. Before me:

Brian C. Patke
Notary Public for Oregon

My Commission expires: 11/2/82

Return to:
Security Savings & Loan
222 S. 6th St.
K Falls, Or

WILLIAM P. BRANDSNESS

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 17th day of October A.D., 19 79 at 11:38 o'clock A M., and duly recorded in Vol. M79, of Deeds on Page 24425.

FEE \$3.50

WM. D. MILNE, County Clerk

By: Bernetha A. Hirsch Deputy