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WARRANTY DEED

Vol. M8/ Page 2472

KNOW ALL MEN BY THESE PRESENTS, That TED A. PILAT and VIOLET V. PILAT, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LAWRENCE C. MARCHESE and INGRED E. MARCHESE, 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 39 in Block 1 of SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TO HAVE AND TO HOLD 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 (LISTED ON REVERSE SIDE) 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 \$ 2,500.00. 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 3 day of July, 1976; 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.



LOIS C. DE MARTIN, NOTARY PUBLIC, CALIFORNIA, My Commission Expires Nov. 6, 1978.

Ted A. Pilat & Violet V. Pilat

Personally appeared Ted A. Pilat and Violet V. Pilat, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me, Notary Public for Oregon, My commission expires: July 6, 1978.

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.

Notary Public for Oregon, My commission expires: July 6, 1978.

GRANTOR'S NAME AND ADDRESS: Ted A. & Violet V. Pilat, 2130 U.S. Hwy. 10 Sp. #E-2, San Rafael, Calif. 94904. GRANTOR'S NAME AND ADDRESS: Lawrence C. & Ingrid E. Marchese, 8536 Parsons Pico Rivera, Calif. 90660.

STATE OF OREGON, County of Klamath. I certify that the within instrument was received for record on the day of July, 1976, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.

After recording return to: BELOW EXECUTIONS. NAME, ADDRESS, ZIP: Lawrence C. & Ingrid E. Marchese, 139 Rosewood Lane, Arroyo Grande, CA, 93420.

SPACE RESERVED FOR RECORDER'S USE. Recording Officer, Deputy.

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EXCEPTIONS:
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Any reservations, restrictions, right-of-way easements and record and those apparent on the face of the land, and the following:

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 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 reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr. January 13, 1916, 44 I.D. 513)."

2. Reservations and restrictions contained in the dedication 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 restriction of no access from Godowa Springs Road to Lots 1, 2, 3, 4, 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 Deed 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 Deed Volume M69 page 3174, Microfilm records of Klamath County, Oregon.

5. Mortgage including the terms and provisions thereof, executed by Ted A. Pilat and Violet V. Pilat, husband and wife, to Pacific West Mortgage Co., an Oregon corporation, dated November 7, 1974, recorded November 8, 1974 in Mortgage Volume M74 page 14437, microfilm records of Klamath County, Oregon, to secure the payment of \$1,100.00

By assignment recorded November 19, 1974 in Volume M74 page 14871, Microfilm records of Klamath County Oregon, said mortgage was assigned to Jack Adams or Kathleen Adams, husband and wife.

6. Mortgage, including the terms and provisions thereof, executed by Ted A. Pilat and Violet V. Pilat, husband and wife, to Pacific West Mortgage Co., an Oregon corporation, dated November 7, 1974, recorded November 8, 1974, in Mortgage Volume M74 page 14441, Microfilm records of Klamath County, Oregon, to secure the payment of \$1,100.00. (Contains additional property)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

of the County Clerk filed for record at request of Klamath County Title Co. according to the original duly executed on 13th day of February, A. D. 1981 at 11:50 clock A. M., and for so in Book 1 of this 13th day of February, A. D. 1981 at 11:50 clock A. M., and

duly recorded in Vol. M81, of Deeds on Page 2472.

Witness my hand and the seal of the County of Klamath and State of Oregon this 13th day of February, A. D. 1981.
By Evelyn Diehn County Clerk
Barbara A. Detrick

Fee \$7.00

BEFORE ME, Notary Public and State of Oregon, this 13th day of February, A. D. 1981, personally appeared Evelyn Diehn, County Clerk of Klamath County, Oregon, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

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MY COMMISSION EXPIRES

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