DEED 0084-K Vol 1 17 Page 1959 9205 1.960 KNOW ALL MEN BY THESE PRESENTS, That JOE P. PEREZ and ANNA MAE PEREZ, husband hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by OSCAR A. GROSSAINT and LOUISE E. GROSSAINT, 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 2, Block 8, of SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. and 1972 by the best may ĉ THE SLIDENCE TO and the second secon ŝ - continued on the reverse side of this deed -(22) vinero s'or reverse side of this deed nitta soo 28 Boottine and the second a sugar transfirmed but a she 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 and those apparent upon the land, if any, as of 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 \$ 2,000.00 However, x the consideration consists of xon includes, other x property SK walle very sk xonomised, which is x a whole y consideration (Indicate which) (The sentence between the symbols 0, 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 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. e Solata ae O 2 00 লান্ডব্ৰ হৈছে alle herry corporate seal JOE P. PEREZ 11 ma ANNA MAE PEREZ STATE OF OREGON, County of ... County of Xos Cingelos, 19..... September (30, 19 81 Personally appearedwho, being duly sworn, Personally appeared the above named each lor himsell and not one for the other, did say that the former is the JOE P. PEREZ and ANNA MARIE PEREZ. president and that the latter is the husband and wife secretary of and acknowledged the foregoing instruand that the seal affixed to the foregoing instrument is the corporate seal ment to be their voluntary act and deed. 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 Betore me them acknowledged said instrument to be its voluntary act and deed. (OFFICIAL Class COFFICIAL SEAL SEAL) (OFFICIAL CLARA B. TOBIN Notary Public for Or NOTARY PUBLICOTARALIRORANIAOr Oregon SEAL) My commission expirit LOS ANGEARS COMMENSION expires: My comm. expires APR 16, 1982 5 Joe P. Perez and Anna Marie Perez 437 North California STATE OF OREGON. LaPuente, CA 91744 RANTOR'S NAME AND ADDRES ounty of Mr. & Mrs. Oscar A. Grossing Grossain I certify that the within instru-P.O. Box 43 was received for record on the ment Beatty, OR 97621 anday of GRANTEE'S NAME AND ADDRESS o'clock M., and recorded лŧ After recording return to: CE RESERVED in book on page or as FOR SAME AS GRANTEE file/reel nurther RECORDER'S USE Record of Deeds of said county. Witness my hand and seal of NAME, ADDRESS, ZIP County affixed. Until a change is requested all tax states ints shall be sent to the following address. SAME AS GRANTEE Recording OfficerDeputy NAME, ADDRESS, ZIP

- continued from the reverse side of this deed -

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SUBJECT TO:

1. Sections

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 Reservations and restrictions contained in Deed from United States of Amerida 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.

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2. Reservations and restrictions contained in dedication of Sprague River Valley Acres, to wit:

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"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, 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. Reservation, 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 3174, Microfilm Records of Klamath County, Oregon.
- 4. Reservation, 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.

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