

KNOW ALL MEN BY THESE PRESENTS, That JOE P. PEREZ and ANNA MAE PEREZ, husband and wife

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.

- 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 and 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 \$ 2,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration for the same. (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 30th day of September, 1981; 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)

JOE P. PEREZ

ANNA MAE PEREZ

STATE OF OREGON, County of \_\_\_\_\_, ss.

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.

STATE OF CALIFORNIA }  
County of Los Angeles } ss.  
September 30, 19 81

Personally appeared the above named JOE P. PEREZ and ANNA MARIE PEREZ, husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me,

Notary Public for Oregon

My commission expires

April 14, 1982



OFFICIAL SEAL

CLARA B. TOBIN

NOTARY PUBLIC for Oregon

LOS ANGELES COUNTY

My comm. expires APR 16, 1982

(OFFICIAL SEAL)

Joe P. Perez and Anna Marie Perez  
437 North California  
LaPuente, CA 91744

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Oscar A. Grossaint  
P.O. Box 43  
Beatty, OR 97621

GRANTEE'S NAME AND ADDRESS

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

SPACE RESERVED  
FOR  
RECORDER'S USE

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  
Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

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 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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of

this 16 day of Feb. A.D. 1982 at 2:15 o'clock P. M. and

duly recorded in Vol. M 82 of Deeds on or before 1959

Fee \$8.00

EVELYN BIEHN, County Clerk

By

*Joyce McNew*

JAN 20 1982

RECEIVED

CLERK OF COUNTY

CLERK OF COUNTY

CLERK OF COUNTY

CLERK OF COUNTY