

MOUNTAIN TITLE COMPANY

WARRANTY DEED

12162

MTC 11337-K

M 82-000 6655

R.E.P.

RACHEL E. PRATT,

KNOW ALL MEN BY THESE PRESENTS, That husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARVEY HONEYCUTT and BEVERLEE JEAN HONEYCUTT, 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 27 in 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 \$ 26,500.00

~~THE WHOLE OF THE REAL PROPERTY DESCRIBED IN THE FOREGOING DEED, TOGETHER WITH ALL OTHER REAL PROPERTY OWNED BY THE GRANTOR AT THE TIME OF THE EXECUTION OF THIS DEED, IS HEREBY TRANSFERRED TO THE GRANTEE.~~ (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 27th day of May, 1982; 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)

STATE OF OREGON,
County of Klamath } ss.
May 27, 19 82.

Rachel E. Pratt
RACHEL E. PRATT
STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____.

Personally appeared the above named RACHEL E. PRATT,

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

Notary Public for Oregon
My commission expires: 6/19/83

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: _____ (OFFICIAL SEAL)

Mrs. Rachel E. Pratt
P.O. Box 124
Beatty, OR 97621

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Harvey Honeycutt
7260 Cherokee Circle
Buena Park, CA 90620

GRANTEE'S NAME AND ADDRESS

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/reel number _____.

Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

5500

6656

- 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. 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.
4. 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, and amended by instrument recorded May 21, 1976, in Volume M76, page 7574, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record 11:38
this 27 day of May. A.D. 1982, at o'clock A.M. and
duly recorded in Vol. M 82, of Deed on a 6655
Fee \$8.00

By Evelyn B. Ehn Clerk
EVELYN B. EHN, Clerk

