MTC 11662-CWARRANTY DEED 15827 Vol. <u>Mer</u>rogs 12703 KNOW ALL MEN BY THESE PRESENTS, That ____ EDWARD JOHN GRAY hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BETTY J. FRITH the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and hereinafter called Block 10, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof Lot.9 on file in the office of the County Clerk of Klamath County, Oregon. Deed Meeores of Flameth County Spread of Spreade River Valley Icuq erudul tol chomegne soor tall second is ut southing ac of chome, continued on the reverse side of this deed -Neppinzest in anoisovieged or hutters public IL EX OF LEGYOR ration rold dies: Division and a second second and a solution of a second (20) for and liter control of it is addited for the solution to the solution of a solution of a solution of a solution of a solution second if it is a domination of the solution of the solution of a anoide freest lengicible and broost to anoise read and accesses of her ", zjrausvos svičoscom let togen sti mč bet zvorg se (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) 2 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 tee 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 Saof the date of this deed, we become anois there but such the sector the sector and the Serantor 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 \$.3,000.00 GIMANNARY NEWS SECTION NOSHBANNARKINY FANSISTE XOP. OF XOBENIEDES XOPANE SECTION XOPX MALOEX SOVEN XOXX MANNERS SECTION XOXX XOXX MANNERS SECTION XOXX MANNERS SECTION XOXX XOXX MANNERS SECTION X the whole Construction which which which which which which we are between the symbols 0, if not applicable, should be deleted. See ORS 93.030.) MOUNTAIN TITLECO 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 day of <u>September</u>, 19.82; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by sh (If executed by a corporation, effix corporate seal) EDWARD JOHN GRAY 01:01 STATE OF OREGON, M A LA STATE OF OREGON, County of County of Klamath 89 September 23, 19 82 12 111 19 Personally appeared S.8M ni čelnovov vlab DISC DISTRICT CODE and Personally appeared the above named Personally appendix each for himself and not one for the other, did say that the former is the ...who, being duly sworn, 20 president and that the latter is the -`ə.... and acknowledged the loregoing instrusecretary of e hris ment to be and that the seal affixed to the foregoing instrument is the corporate seal 15 COPPIDIAL ALELIC voluntary act and deed. and that the scal attized to the toregoing instrument is the corporate scal of said corporation and that said instrument was signed and scaled in be-halt of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. MAN Betore me: AL Antropy Public for Oregon My commission expires: 6 0.3 SEAE) (OFFICIAL Notary Public for Oregon SEAL) 44 My commission expires: Mr. Edward John Gray 3375 Arbor Drive STATE OF OREGON, West Linn, OR 97068 NTOR'S NAME AND ADDRESS \$8. County of Ms. Betty Frith I certify that the within instru-600 Mancos Place t was received for record on the Anaheim, CA 92806 day of GRANTEE'S NAME AND ADDRESS ,19 r recording return to: at o'clock......M., and recorded E RESERVED in book SAME AS GRANTEE FOR ...on page...... or as tile/reel number ECORDER'S USE ······ Record of Deeds of said county. Witness my hand and seal of NAME, ADDRESS, 718 stil a change is requested all fax statements shall be sent to the following address County affixed. SAME AS GRANTEE **Recording Officer** NAME, ADDRESS, ZIP MOUNTAIN TITLE COMPANY

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SUBJECT TO: States and convey una states birs ont una convey and frances to the states and frances and frances 1. Taxes for the fiscal year 1982-1983, a lien, not yet due and payable.

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.

3. Reservations and restrictions contained in dedication of Sprague River Valley

"Said plat being subject to a sixteen (16) foot easement for future public Acres, to wit: utilities along the back and side lines of all lots, said easement to be centered on lines adjacent lots; subject to a twenty (20) foot building setback 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."

4. Willity easements as reserved on plat dedication along rear and side 8 feet. levely surremate to and with and grantee and greated's inclus, successors and assigns, that 5. Setback provisions as reserved on plat dedication 20 feet from front lot line.

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6. Reservations, restrictions, and conditions imposed by Declaration of Restrictions o. Reservations, resultations, and conditions imposed by Beata autom of Resultations and bus executed by Grayco Land Escrow Ltd., dated April 1, 1969, recorded April 30, 1969, analytis in Volume M69; page 3174; Microfilm Records of Klamath County, Oregon.

7. Reservations, restrictions, conditions, and assessments imposed by Articles of Association of Sprague River Valley Acres Property Owners recorded April 30, (conservation of Sprague Miver value, and services of Klamath County, Oregon. Lectures is but bruid an explanation subject of trainer at subject of the brack of

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