

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, 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 9, Block 10, 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.

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 \$ 3,000.00

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 23rd day of September, 19 82; 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.

Edward John Gray
EDWARD JOHN GRAY

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath
September 23, 19 82

STATE OF OREGON, County of _____) ss.
Personally appeared SEBASTIAN and

Personally appeared the above named EDWARD JOHN GRAY and acknowledged the foregoing instrument to be his voluntary act and deed.

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 _____

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.

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

Notary Public for Oregon
My commission expires: _____

Mr. Edward John Gray
3375 Arbor Drive
West Linn, OR 97068
GRANTOR'S NAME AND ADDRESS

Ms. Betty Frith
600 Mancos Place
Anaheim, CA 92806
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

SPACE RESERVED FOR RECORDER'S USE

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.

Recording Officer
By _____ Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

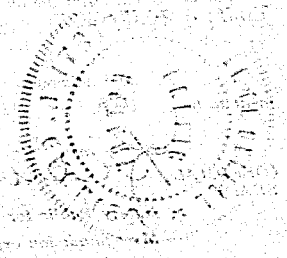
1. Taxes for the fiscal year 1982-1983, a lien, not yet due and payable.
2. Reservations and restrictions contained in Deed from United States of America Department of the Interior, acting by and through the Area Director, to Harding A. Brown, dated June 22, 1959, recorded September 16, 1959, in Volume 315, page 652, Deed Records of Klamath County, Oregon.
3. Reservations and restrictions contained in dedication of Sprague River Valley 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 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. Utility easements as reserved on plat dedication along rear and side 8 feet.
5. Setback provisions as reserved on plat dedication 20 feet from front lot line.
6. 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 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, 1969, in Volume M69, page 3174; Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record 10:10
this 24 day of Sept. A.D. 1982 at 10:10 A.M.
duly recorded in Vol. M82, of Deeds on a 12703

Fee \$8.00

By Evelyn Biehn Clerk
Joyce McArthur



STATE OF OREGON
County of Klamath
I certify that the within instrument was received for record on the day of Sept. 1982 at 10:10 A.M. and recorded in book M82, page 3174.
Witness my hand and seal of County Office
Recording Officer
Deputy