CINC/10394 in te WALRANTY DE T SHOE PEREZ and ANNA MAE PEREZ KNOW ALL MEN BY THESE PRESENTS, That husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES T. ALEXANDER and CHARLOTTE A. ALEXANDER, 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 thersunto belonging or ap-pertaining, situated in the County of Klamath and State of Oregon described as follows, to-wit: Lot 7, Block 7, SPRACE RIVER VALLEY, ACRES according to the official plat, thereof on file in the office of the County Clerk of Klamath County, Oregon, and Ale on the State of the A Strafte River Reservations and resuriction Vailev Acres, to vit: "Said plat being gaps-"Said plat being gaps-utilities along one back at size niles of all lots said casement to be centered on lines of allocent lots; subject to a trefity (20) foot building setback line alon beeb slidt do, abis estreven, add no beunitmon; restriction of no access from Code Springs Road to Lots 1, 5, 6, 7, and SylBlock 1. me to casements and reservations of record and additional restrictions. as provided in any recorded proceetive covenants." Reservation, restation of Reservations, restation of Reservations 200 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 Spragas River Valley Acres Freeerty O.ne. been, eith, for state of the second of Spragas River Valley Acres Freeeris of Remark County, Oregon, 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 \$.2,500.00 O MAXWAY X MAX A XALAA X XALAA X XAXAA XAXAA XAXAA XAXAA XAXAA XAAA XAA Durt of the symbols O, 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. 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. absed (if executed by a corporation of the second Oregon STATE OF CARCON STATE OF OREGON, County of County of Regimath <u>, 19</u> 82 Personally appeared A and c1 who, being duly sworn, each for himself and not one for the other, did say that the former is the husband and ANNA MAE PEREZ, husband and wife JOE PEREZ and ANNA MAE PEREZ president and that the latter is thesecretary of a corporation and that the seal allized to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-halt of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluniary act and deed. NOTAAL Betore n Internet Biologie in Bischart BEAD & Noter Fable in Oregon Of Mannatistion expires: 9-9-84 Joe and Anna Mae Perez Before me: (OFFICIAL SEAL) Notary Public for Oregon My commission expires: STATE OF OREGON. 437 N. California LaPuente; CA 91744 County of GRANTOR'S NAME AND ADDRESS I certify that the within instru-Mr. & Mrs. Charles T. Alexander ment was received for second on the 4854 N. Glicianan Avenue , 19....., ...day of Temple City, CA 91780 o'clock M., and recorded ٨ŧ. GRANTEE'S NAME AND ADDRESS SPACE RESERVED in book on page..... or as FOR tile/recl number ... RECORDER'S USE SAME AS GRANTEE Record of Deeds of said county. Witness my hand and seal of 2011年1月1日

NAME, ADDRESS, ZIF m in res ected all t . all be a SAME AS GRANIEE

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County affixed. Recording Officer By

Deputy

pesal13773 WARRANTY DEED and and will continued on the reverse side of this deed -13772 A static ist the constantion menualter states to framer state by GARETS TO TARKET STATES IN TARKETS INT TARKETS IN TARKETS IN TARKETS IN TARKETS INT TARKETS IN TA the standard for the fiscal year 1982-1983, a lien, not yet due and payable. SUBJECT TO: 2. Reservations and restrictions contained in Deed from United States of ide in suiduoi 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. 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 "Said plat being subject to a sixteen (16) foot easement to be utilities along the back and side lines of all lots, said easement to be utilities along the back and side lines of all lots, sald easement to be centered on lines of 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, of no access from Godowa Springs of record and additional restrictions and to easements and reservations of record and additional restrictions as provided in any recorded protective covenants." Reservation, restrictions, and conditions imposed by Declaration of Restrictions executed by Grayco-Land Escrow Ltdug dated April 1, 1969, recorded April 30, 1969, sed: win Volume: M69, page 3171; Microfilm Records of Klamath County, Oregon. as the 200 estimate the mont set resumer (being) and assessments imposed by Articles of Association of Sprague River Valley Acres Property Owners recorded April 30, hads bil969, in Volume M69, page 3174, Microfilm Records of Klamath County, Oregon. defend the seid preniers and every part and parcel thereof against the lawful claims Contact 280 and International STAT and and N; COUNTY OF KLAMATH; SS. gelige and see Area of the context of requires, the singular includes the elural and all frammatical structures and to individuals. upivibni of the enolision to of the part of 19 182 at 10:54 redot of s 15 ab day of all of the part of the state of streat of the state of streat of the str _on , a , c ____13772 . , 58 et duly authorized thereto by duly recorded in Vol. <u>M 82</u>, of <u>Deeds</u> EVALYN BEENN, County dai's 11 Mu Those Fee \$8.00. 派人在一部分时候 STATE OF OREGON, County of Contract of the second 19 16 82 10 Personally uppeared in. who, being duly sizen odt it man and that the tothe tells of the long the light the longer is the र्डान्ट का ह president and that the latter is the secrolary of - inital Aniografi sell England and that the seal allized to the loregoing instrument is the corporation, and that the seal allized to the loregoing instrument was vided and collect in be-half of soid corporation by authority of its bound of allientors, and each of they acknowledged and instrument to be its voluments and deed. Devote ma: best has the creation 02 (OFFICIAL) SEAL) Neters Public for Gregon Transfer more My coministion expires: 1523 electrod field STATE OF OREGON, 27 County of AND DECEMBER OF THE I doning that the willow makey wat no boord will be an in the to yest. 21. a... o'dock M. and recorded 10 الاقتلاد المتي ويتعمل المن المستعمر بعد الاقتلاد المتي والتعمل الماسي إسهاطيان 112893034 /Mood m ogna na 27 188 file reet minuber 384 6 63 BO 138 Record of Decis of said county assettable constrained and the set of their streamature and the hadraness at a set of the County attixed Recording Officer 19 Deputy