

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 thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: Lot 7, Block 7, 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

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 \$ 2,500.00. 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 15th day of October, 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) JOE PEREZ ANNA MAE PEREZ

STATE OF OREGON, County of Klamath, 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

Notary Public for Oregon My commission expires: 9-9-84

Joe and Anna Mae Perez 437 N. California LaPuente, CA 91744

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Charles T. Alexander 4854 N. Glendale Avenue Temple City, CA 91780

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, 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 By Deputy

continued on 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 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, and to easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

4. 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 3171, Microfilm Records of Klamath County, Oregon.

5. 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.

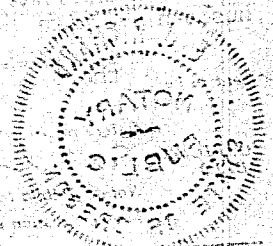
Subscribed and sworn to before me this

15 day of Oct. A.D. 1982 at 10:54 o'clock A.M.

duly recorded in Vol. M 82, of Deeds on a c 13772.

Fee \$8.00

By Evelyn Brenn, County Clerk



OFFICIAL (SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON
County of Klamath
I certify that the within instrument was recorded in the County of Klamath, Oregon, on the 15 day of October, 1982, at 10:54 o'clock A.M., and recorded in book M 82, page 13772, of the official records of said county.
Witness my hand and seal of County, this 15 day of October, 1982.

Notary Public for Oregon
My commission expires: