

24816

MTC 12517-K

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

Vol. 113 Page 9684

KNOW ALL MEN BY THESE PRESENTS, That E. J. RICHARD and VIOLET C. RICHARD,  
 husband and wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
DENNIS C. HONEYCUTT  
 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 ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 26, Block 8, 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 -  
**MOUNTAIN TITLE COMPANY INC.**

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 \$ 3,300.00

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 14th day of June, 19 83  
 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.June 14, 19 83.

Personally appeared the above named  
E. J. RICHARD and VIOLET C.  
RICHARD

and acknowledged the foregoing instru-  
 ment to be their voluntary act and deed.

(OFFICIAL  
 SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

E. J. Richard and Violet C. Richard

GRANTOR'S NAME AND ADDRESS

Mr. Dennis C. Honeycutt  
 7260 Cherokee Circle  
 Buena Park, CA 90620

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 Klamath } ss.June 14, 19 83.

Personally appeared E. J. Richard and Violet C. Richard  
 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 be-  
 half 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)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
 ment was received for record on the  
 day of June, 19 83,  
 at 6 o'clock M., and recorded  
 in book 113 on page 9684 or as  
 file/reel number 113-9684

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

By [Signature] Recording Officer  
 Deputy

MOUNTAIN TITLE COMPANY INC.

- 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 setback line along the front of all lots; subject also to the restrictions 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, 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

this 21 day of June A.D. 1983 at 11:30 o'clock A.M., and  
 duly recorded in Vol. M 83, of deed on file 9685

8.00 fee

By EVELYN BIEHN, County Clerk