

26619

TA-8-38-26379-5

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WARRANTY DEED (CORPORATION)

SPRING CREEK HOME AND LAND INC., an

Oregon

(State of incorporation)

corporation, hereinafter called grantor, conveys to

DONALD EVERT SMITH and EVELONNE A. SMITH, husband and wife

all that real property situated in Klamath County, State of Oregon, described as:

Lot 7, Block 1, Tract No. 1055, SADDLE MOUNTAIN ESTATES, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is owner of the above described property free of all encumbrances except _____

See attached Exhibit "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 11,000.00 *

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this 5th day of August, 19 83.

SPRING CREEK HOME AND LAND INC.

By Richard R. Kopezak President

By _____ Secretary

STATE OF OREGON, County of Klamath) ss.

August 5, 19 83

Personally appeared Richard R. Kopezak who, being duly sworn, did say that he is the President of Spring Creek Home & Land Inc. 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 he acknowledged said instrument to be its voluntary act and deed.

Official Seal

Before me:

Dusan C. Patzke
Notary Public for Oregon

My commission expires: 11-2-86

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (CORPORATION)

TO

After Recording Return to:

TAX STATEMENTS TO:
MR. & MRS. DONALD SMITH
17700 AVALON BLVD. SP #385
CARSON, CALIF. 90746

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____ Deputy

EXHIBIT "A"

SUBJECT TO:

1. Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded November 24, 1958 in Volume 306 at page 596; recorded March 9, 1959 in Volume 310 at page 369; recorded May 13, 1959 in Volume 312 at page 378; recorded March 9, 1959 in Volume 310 at page 371, all in Deed Records of Klamath County, Oregon.
2. An easement created by instrument, including the terms and provisions thereof,
 Recorded : March 21, 1960 Book: 319 Page: 561
 In favor of : Pacific Gas Transmission Company, a California Corporation
 For : Pipeline over the SW $\frac{1}{4}$, Sec. 13 and the NE $\frac{1}{4}$ Sec. 24, Twp 35 S., R 9 EWM.
3. An easement created by instrument, including the terms and provisions thereof,
 Dated : February 18, 1960
 Recorded : March 21, 1960 Book: 319 Page: 561
 In favor of : Pacific Gas Transmission Company, a California Corporation
 For : Pipeline or lines over SW $\frac{1}{4}$, Sec. 13 and NE $\frac{1}{4}$ Sec. 24, Twp 35 S., R 9 EWM.
4. Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded in Book 306 at page 712, Deed Records. (SW $\frac{1}{4}$ Sec. 13, Twp 35 S., R 9 EWM.)
5. An easement created by instrument, including the terms and provisions thereof,
 Recorded : November 25, 1958 Book: 306 Page: 712
 In favor of : Klamath County
 For : Braymill-Sprague River Road (SW $\frac{1}{4}$ Sec. 13, Twp 35 S., R 9 EWM.)
6. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
 Recorded : March 15, 1977 Book: M-77 Page: 4361
7. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Saddle Mountain Estates.

STATE OF OREGON,)
 County of Klamath)
 Filed for record at request of

on this 5 day of AUG A.D. 19 83
 at 10:50 o'clock A M, and duly
 recorded in Vol. M83 of DEEDS
 age 12934
EVELYN BIEHN, County Clerk
 By [Signature] Deputy
 Fee 8.00