

KNOW ALL MEN BY THESE PRESENTS, That BENJAMIN E. LOVELL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

EDWARD F. KRUSE, JR.

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 1 in Block 23 of SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

- continued on the reverse side of this deed -

MOUNTAIN TITLE COMPANY INC.

(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

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

However, the actual consideration paid for this transfer includes the property tax value given or promised which is the whole consideration indicated within. The sentence between the symbols (), 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.

In Witness Whereof, the grantor has executed this instrument this day of September, 1983; 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)

BENJAMIN E. LOVELL

STATE OF OREGON CALIFORNIA)
County of) ss.
September, 1983

Personally appeared the above named
BENJAMIN E. LOVELL

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

MASS
STATE OF OREGON, County of MINNESEXT ss.
Oct 18, 1983

Personally appeared Benjamin E. Lovell 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

a corporation, and that the seal attixed 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.

Before me:

X Aldo A. Cairns
Notary Public for Oregon MASSACHUSETTS

My commission expires: April 18, 1986

(OFFICIAL
SEAL)

Mr. Benjamin E. Lovell
230 City Blvd. West #109
Orange, CA 92668
GRANTOR'S NAME AND ADDRESS

Mr. Edward F. Kruse, Jr.
1100 A Street
Redding, CA 96002
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,

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 from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, 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. Reservations, restrictions, and conditions imposed by Declaration of Restrictions executed by Grayco Land Escrow, Ltd., dated April 1, 1969, recorded 30, 1969, in Volume M69, page 3171, Microfilm Records of Klamath County, Oregon.
5. 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, and amended by instrument recorded in Volume M76, page 7474, Microfilm Records of Klamath County, Oregon.
6. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: June 5, 1978
Recorded: July 11, 1978
Volume: M78, page 14794, Microfilm Records of Klamath County, Oregon
Amount: \$1,160.00
Grantor: Benjamin E. Lovell, a single man
Trustee: Transamerica Title Insurance Co.
Beneficiary: Wells Fargo Realty Services, Inc., a California corporation,
Trustee under Trust No. 0172

The Grantees named on the reverse side of this deed do not agree to assume nor pay the above described Trust Deed and the Grantor agrees to hold Grantee harmless therefrom.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 16th day of Jan A.D. 19 84
at 11:19 o'clock A M, and duly
recorded in Vol. M84 of Deeds
page 776

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00