



37876

WARRANTY DEED

Vol. MX Page 10232

KNOW ALL MEN BY THESE PRESENTS, That **JOHN M. RHODES and CAROL J. RHODES, husband and wife** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **RAYMOND DARRELL HARRIS**, 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 38 in Block 1 of SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

JUN 19 1984 PM 2 38

John M. and Carol J. Rhodes
59 Loxier Lane
Medford, OR 97501

GRANTOR'S NAME AND ADDRESS

Raymond D. Harris
PO Box 663
Alta Loma, CA 91701

GRANTEE'S NAME AND ADDRESS

After recording return to:

Raymond D. Harris
PO Box 663
Alta Loma, CA 91701

Until a change is requested all tax statements shall be sent to the following address.

Raymond Darrell Harris
PO Box 663
Alta Loma, CA 91701

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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.

SPACE RESERVED
FOR
RECORDER'S USE

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 those attached hereto and reservations, restrictions, right-of-way easements of record and those apparent on the face of the land.

warrant and forever defend the above granted 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 above consideration consists of no other papers or documents or deeds or~~
~~consideration (and the only of the same is the cash of \$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 26th day of February, 1976; 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)

John M. Rhodes
Carol G. Rhodes

STATE OF OREGON,

County of Klamath

February 26th, 19 76

Personally appeared the above named

John M. Rhodes and Carol
J. Rhodes, husband and wife

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires 79

STATE OF OREGON, County of _____) ss.
19 _____

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

_____, a corporation,
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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

5. 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 Deed Volume 315 page 652, records of Klamath County, Oregon, as follows:

"Title to the above described property is conveyed subject to all other existing easements for public roads and highways, for public utilities, and for railroads and pipelines and for any other easements of rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513)."

6. Reservations and restrictions contained in the dedication of Sprague River Valley Acres, as follows: "...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 set back 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 in Block 1, and to easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

7. Reservations, restrictions and conditions imposed by Declaration of Restrictions, executed by Grayco Land Escrow Ltd., dated April 1, 1969, recorded April 30, 1969 in Deed Volume M69 page 3171, Microfilm records of Klamath County, Oregon.

8. Restrictions, conditions and assessments imposed by Articles of Association of Sprague River Valley Acres Property Owners, recorded April 30, 1969 in Deed Volume M69 page 3174, Microfilm records of Klamath County, Oregon.

9. Mortgage, including the terms and provisions thereof, executed by Ted A. Pilat and Violet V. Pilat, husband and wife, to Pacific West Mortgage Co., an Oregon corporation, dated November 7, 1974, recorded November 8, 1974 in Mortgage Volume M74 page 14435, Microfilm records of Klamath County, Oregon, to secure the payment of \$1,100.00. By assignment recorded November 15, 1974 in Volume M74 page 14735, Microfilm records of Klamath County, Oregon, said mortgage was assigned to G. R. Bradley or Loretta Bradley.

10. Mortgage, including the terms and provisions thereof, executed by Ted A. Pilat and Violet V. Pilat, husband and wife, to Pacific West Mortgage Co., an Oregon corporation, dated November 7, 1974, recorded November 8, 1974 in Mortgage Volume M74 page 14441, Microfilm records of Klamath County, Oregon, to secure the payment of \$1,100.00.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the

19th day of June A.D., 1984 at 2:38 o'clock P.M., and duly recorded in

Vol M84, of Deeds on page 10237.

Fee \$ 12.00

By *Pam Smith* deputy