

KNOW ALL MEN BY THESE PRESENTS, That

LEONARD WILBUR and MARION WILBUR

husband and wife

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

RICHARD HOLMES

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 4, Block 6, 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."

## MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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

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 \$ 3,750.00

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 27th day of July, 1984; 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 Lane

July

19 84

ss.

Personally appeared the above named

LEONARD WILBUR and MARION WILBUR,

husband and wife

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

Before me:

Notary Public for Oregon

My commission expires:

6-10-87

Leonard Wilbur  
LEONARD WILBUR

Marion Wilbur  
MARION WILBUR

STATE OF OREGON, County of Lane

July 27,

19 84

ss.

Personally appeared  
Marion Wilbur

and who, being duly sworn, each for himself and not one for the other, did say that the former is the n/a president and that the latter is the n/a secretary of n/a

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 each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon

My commission expires:

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

Leonard & Marion Wilbur  
34621 Highway 58 Sp. 40  
Eugene, OR 97405

GRANTOR'S NAME AND ADDRESS

Richard Holmes  
1112 S. "G" Street  
Perris, CA 92370

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

80851

- continued from the reverse side of this deed -

## SUBJECT TO:

1. Taxes for the fiscal year 1984-1985, 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 Al 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 the 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 also to the restrictions of no access from Godowa Springs Road to Lots 1, 5, 6, 7, & 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 April 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 Property Owners recorded April 30, 1969, in Volume M69, page 3174, Microfilm Records of Klamath County, Oregon, and amended in Volume M76, page 3174, Microfilm Records of Klamath County, Oregon, and amended in Volume M76, page 7574, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 31 day of July A.D. 19 84  
at 10:41 o'clock A M, and duly  
recorded in Vol. M84 of Deeds  
Page 12898

**EVELYN BIEHN**, County Clerk

By *Sam Smith* Deputy

Fee 8.00