

KNOW ALL MEN BY THESE PRESENTS, That DOLLY SMITH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH M. RIVERA and SONIA E. RIVERA, husband and wife, 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:

Lots 15 and 16, Block 10, 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

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 \$ 7,000.00

~~However, the actual consideration consists of or includes any property or value given or promised which is the whole or part of the 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 10th day of August, 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.

X DOLLY SMITH

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, ss. Personally appeared DOLLY SMITH, August 10th, 1984, and 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

Personally appeared the above named DOLLY SMITH, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me, Notary Public for Oregon, My commission expires: 7/13/85

STATE OF OREGON, County of ss. 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 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: (OFFICIAL SEAL) Notary Public for Oregon My commission expires:

Dolly Smith
P.O. Box 52
Beatty, OR 97621
GRANTOR'S NAME AND ADDRESS
Joseph M. Rivera and Sonia E. Rivera
PO Box 133
Beatty, OR 97621
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 ss. I certify that the within instrument was received for record on the day of 1984, at 6 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.
SPACE RESERVED FOR RECORDER'S USE
Recording Officer
By Deputy

- continued from the reverse side of this deed -

13794

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 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 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 Acres Property Owners recorded April 30, 1969, in Volume M69, page 3174, Microfilm Records of Klamath County, Oregon.

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

on this 10 day of Aug A.D. 19 84
at 3:25 o'clock P M, and duly
recorded in Vol. M84 of Deeds
page 13793

EVELYN BIEHN, County Clerk
By [Signature] Deputy
Fee 8.00