

KNOW ALL MEN BY THESE PRESENTS, That

INA J. SORRELL

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

HERBERT J. DUVERNAY and WILDA K. DUVERNAY, husband and wife

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 49, Block 5, 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 \$ 2,750.00

However, the actual consideration consists of or includes other property or value given or promised, which is the whole consideration indicated which XXXX 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 18 day of September, 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 Jackson) ss.
September 18, 1984

STATE OF OREGON, County of Jackson) ss.
September 18, 1984

Personally appeared Ina J. Sorrell 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

Personally appeared the above named
INA J. SORRELL

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

(OFFICIAL SEAL)

Before me:
Michelle Young
Notary Public for Oregon
My commission expires 7-18-87

MICHELLE YOUNG
NOTARY PUBLIC - OREGON
My Commission Expires 7-18-87

(OFFICIAL SEAL)

Ina J. Sorrell
c/o HUD, 2231 Table Rock Road
Medford, OR 97501
GRANTOR'S NAME AND ADDRESS

Herbert J. & Wilda K. Duvernay
Box 2815
Menlo Park, CA 94025
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.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer

By Deputy

- continued from the reverse side of this deed -

16485

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 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 the lines of adjacent lots; subject to a twenty (20) foot building setback line along the front of all lots; subject also to the restrictions 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, 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 24 day of Sept. A.D. 19 84

at 10:22 o'clock A M, and duly

recorded in Vol. M84 of Deeds

Page 16484

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00