

KNOW ALL MEN BY THESE PRESENTS, That JOHN LAWRENCE RICHARDSON

JOHN L. RICHARDSON also known as

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

DENNIS J. COCKRUM

, 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 21, Block 11, 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.

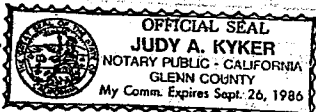
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,040.00

~~ON THE DATE OF THE EXECUTION OF THIS INSTRUMENT, THE GRANTOR HAS RECEIVED FROM THE GRANTEE A CERTAIN SUM OF MONEY, TO-WIT: \$2,040.00, WHICH IS THE FULL AND TRUE CONSIDERATION FOR THE PROPERTY HEREIN TRANSFERRED.~~ (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 9th day of November, 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 Tehama } ss.
November 9, 1984

Personally appeared the above named JOHN LAWRENCE RICHARDSON

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

Before me:

(OFFICIAL SEAL)

Judy A. Kyker
Notary Public for Oregon California
My commission expires: 9-26-86

STATE OF OREGON, County of) ss.
November 9, 1984

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:

John Lawrence Richardson
R.T.R. Box 5203
Corning, CA 96021

GRANTOR'S NAME AND ADDRESS

Dennis J. Cockrum
P.O. Box 18
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 , 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. 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.
2. 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 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."
3. Reservations, restrictions, and conditions imposed by Declaration of Restrictions executed by Grayco Land Escrow, Ltd., dated April 1, 1969, recorded April 3, 1969, in Volume M69, page 3171, Microfilm Records of Klamath County, Oregon.
4. 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 7574, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 20th day of Nov. A.D. 19 84
at 10:16 o'clock A M, and duly
recorded in Vol. M84 of Deeds
Page 19605

EVELYN BIEHN, County Clerk

By *Ann Smith* Deputy

Fee 9.00