

MOUNTAIN TITLE COMPANY

061243

KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY DEED

CHARLES T. ALEXANDER

Vol. 1188 Page 8059

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LLOYD W. JONES and MARY E. JONES, 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 7, Block 7, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 \$ 3,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (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 15th day of April, 1986;

(If executed by a corporation, affix corporate seal)

Charles T. Alexander  
CHARLES T. ALEXANDER

STATE OF OREGON

County of Klamath } ss.  
April 15, 1986

Personally appeared the above named CHARLES T. ALEXANDER

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Charles T. Alexander  
3379 Placer Road  
Sunny Valley, OR 97497

GRANTOR'S NAME AND ADDRESS

Lloyd W. Jones & Mary E. Jones  
29070 Camino Alba  
Munieta, CA 92362

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

Personally appeared, 19 ) ss.

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

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:

(OFFICIAL SEAL)

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of

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  
Deputy

MOUNTAIN TITLE COMPANY

## SUBJECT TO:

1. Reservations and restrictions contained in Deed from United States of America, Department of 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 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."
3. 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.
4. Reservations, restrictions, conditions, and assessment 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, ss.  
County of Klamath

Filed for record at request of:

on this 9th day of May A.D. 19 86  
at 1:48 o'clock P M. and duly recorded  
in Vol. M86 of Deeds Page 8059  
Evelyn Biehn, County Clerk  
By Ann Smith Deputy.

Fee, \$14.00

