

MTC - 16560-K

UNTIL OTHERWISE REQUESTED, SEND TAX STATEMENTS TO:

Edward L. Johnson, 13812 Spinning Ave., Gardena, CA 90249

DEED OF PERSONAL REPRESENTATIVE (ADMINISTRATOR)

GARY L. MARLETTE, personal representative (administrator) of the Estate of Maria L. Johansen, Deceased, Grantor, conveys to EDWARD L. JOHNSON, Grantee, the following described real property located in Klamath County, Oregon:

Lots 4, 5 and 6, 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.

TOGETHER WITH any and all water rights, ditch rights, rights of way, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO AND EXCEPTING:

Reservations in Federal patents and State deeds, restrictions and reservations of record, and easements for roads, ditches and utility installations, as the same appear of record or are visible thereon.

ALSO 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 as contained in plat dedication, to wit: "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 set-back 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.

11281

4. Reservations, restrictions, conditions and assessments imposed by Articles of Association of Sprague River Valley Acre Property Owners, recorded April 30, 1969 in Volume M69, page 3174, Microfilm Records of Klamath County, Oregon.

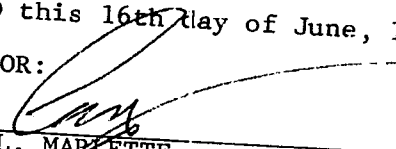
5. Reservations, restrictions, conditions and assessments imposed by Changes in Articles of Association of Sprague River Valley Acres Property Owners, recorded in Volume M76, page 7574, Microfilm Records of Klamath County, Oregon.

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 uses.

The consideration for this transfer is: \$6,000.00.

DATED this 16th day of June, 1986.

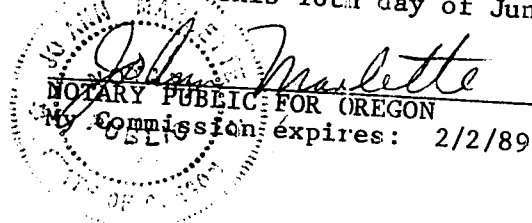
GRANTOR:


GARY L. MARLETTE,
Personal Representative (Administrator)
of the Estate of Maria L. Johansen, Deceased

STATE OF OREGON, County of Baker, ss.

The above instrument was acknowledged by the above-named GARY L. MARLETTE to be his voluntary act as personal representative (administrator) of the Estate of Maria L. Johansen, Deceased.

BEFORE ME, this 16th day of June, 1986.



Ret. mtc.

2 - DEED OF PERSONAL REPRESENTATIVE (ADMINISTRATOR)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of June _____ A.D., 19 86 at 12:03 o'clock P M., and duly recorded in Vol. M86 day
of _____ Deeds on Page 11280.

FEE \$14.00

Evelyn Biehn,
By _____ County Clerk