

KNOW ALL MEN BY THESE PRESENTS, That **OKEY L. GILLESPIE and BARBARA N. GILLESPIE**, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **JAMES M. KINTZ and KATHLEEN KINTZ**, 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:

Lot 23, Block 1, SPRAGUE RIVER VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with 1/20th undivided interest in Lot Number 14 of said subdivision.



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

shown on the reverse of this deed and those of record and 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 \$ 3,800.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 11th day of September, 1986; 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 **Klamath** } ss.

9/11, 1986

Personally appeared the above named

Okey L. Gillespie & Barbara N. Gillespie

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

Before me:
(OFFICIAL SEAL) **Notary Public for Oregon**
My commission expires: 8/16/88

Okey L. & Barbara N. Gillespie

GRANTOR'S NAME AND ADDRESS

James M. & Kathleen Kintz
2841 Lassen Ave.
Ontario, CA 91761

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

GRANTEE

NAME, ADDRESS, ZIP

Barbara N. Gillespie
Barbara N. Gillespie

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 _____

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, } ss.

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.

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. Reservations contained in plat dedication, to wit:
 "Subject to a 16 foot easement for future public utilities centered on the back and side lines of all lots, a 20 foot building setback along the front of all lots, County Health Department approval of the installation of sewage disposal drain fields, and to easements and reservations of record and those provided in any recorded protective covenants; also subject to a 50 foot by 50 foot easement in the Southwesterly corner of Lot 9, Block 1 as shown on the annexed map for well and water system use."
3. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M69, page 7164, and Amendment thereto recorded in Volume M70, page 6599, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 12th day
 of September A.D., 19 86 at 1:41 o'clock P M., and duly recorded in Vol. M86
 of Deeds on Page 16498

FEE \$14.00

Evelyn Biehn, County Clerk
 By *Ram Smith*

