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WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO: W. B. STOVER JUDY STOVER 1412 Kansas Street Fairfield, CA 94533

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

LARRY G. WEATHERS and JO ANN M. WEATHERS, husband and wife hereinafter called grantor, convey(s) to W. B. SIOVER and JUDY SIOVER, husband and wife hereinafter called grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF

"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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1) Conditions, restrictions as shown on the recorded plat. 2) Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways. 3) Subject to rules and regulations of Fire Patrol District. 4) Recitals as disclosed in deed recorded August 10, 1959 in Book 315 at page 656. 5) Easement recorded May 5, 1978 in Book M-78 at page 9163. 6) Easement recorded November 29, 1979 in Book M-79 at page 27662. 7) 30 foot easement on the East and South property lines of Parcel 2 as disclosed by Assessors Map. 8) Declaration of Conditions and Restrictions, recorded October 4, 1968 in Book M-68 at page 9030. 9) Declaration of Conditions and Restrictions recorded April 30, 1969 in Book M-69 at page 3171. 10) Any existing easements visible on the ground to which the property might be subject under provisions of Land Status Report recorded in Book 315 at page 652. 11) All contracts, proceedings, taxes and assessments, relating to the Sprague River Valley Acres Property Owners, as disclosed by the Articles of Association recorded April 30, 1969 in Book M-69 at page 3174 and amended by instrument recorded May 21, 1976 in Book M-76 at page 7574.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$17,500.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WIINESS WHEREOF, the grantor has executed this instrument this \_\_\_\_\_\_day of \_\_\_\_\_\_1988.

HWeathers 20 Weath m n Kirry WEATHERS Μ. J0 ANN LARRY G. MEATHERS

Continued on next page

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fore me: <u>1/AVIO</u> tary Public for California Commission Expires: <u>May 119</u>	
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PARCEL 1: Lot 18, Block 23 of SPRAGUE RIVER	VALLEY ACRES, 10 LINE
Lot 18, Block 23 of SPRAGUE RIVER Klamath, State of Oregon.	Ng M 小型的 教育 - 1998年,李明 美国海豚的 北京政府教授,杨伟大学,1997年,北京省大学的教育和教育的资源。
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the County of Klame described as follows:	s North 89 degrees 57' 11" East a the Northwest corner of said the Northwest 843.42 feet to a rees 57' 11" East 843.42 feet to a
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STATE OF OREGON: COUNTY OF	the
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Filed for record and A.D., 19 00 Deeds	Evelyn Biehn County Clerk By Occulence Mullenolari
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