



16104

# 02035033  
WARRANTY DEED

Vol. 90 Page 11451

AFTER RECORDING RETURN TO:  
RALPH H. PEEVER  
CRYZTAL D. PEEVER:P.O. Box  
Boathy, OR 97121UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVECLAUDIUS E. BILLINGSLEY AND GENEVIA C. BILLINGSLEY, HUSBAND AND  
WIFE hereinafter called GRANTOR(S), convey(s) to RALPH W.  
PEEVER AND CRYZTAL D. PEEVER, HUSBAND AND WIFE hereinafter  
called GRANTEE(S), all that real property situated in the County  
of Klamath, State of Oregon, described as:Lots 30, 31, 32 and 33, Block 5, SPRAGUE RIVER VALLEY ACRES, in  
the County of Klamath, State of Oregon.

CODE	221	MAP	3512-3500	TL	700
CODE	221	MAP	3512-3500	TL	800
CODE	221	MAP	3512-3500	TL	900
CODE	221	MAP	3512-3500	TL	1000

"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) Subject to rules  
and regulations of Fire Patrol District. 2) Any improvement  
located upon the insured property, which constitutes a mobile  
home as defined by Chapter 801, Oregon Revised Statutes, is  
subject to registration and taxation as therein provided and as  
provided by Chapter 308, Oregon Revised Statutes. 3)  
Conditions, Restrictions as shown on the recorded plat of  
Sprague River Valley Acres. 4) This property lies within and is  
subject to the levies and assessments of the Valley Acres Road  
District. 5) Easement as shown on the plat: For: 16 foot  
easement for future public utilities, Affects: Along back &  
side lines of all lots. 6) Any existing easements visible on the  
ground for roads, pipelines, or utilities, to which the property  
right be subject under provisions of Land Status Report  
recorded in Book 315 at Page 652, Deed Records including Indian  
Service Road rights of way and Weyerhaeuser Logging Railway. 7)  
Declaration of Conditions and Restrictions, but omitting any  
restrictions based on race, color, religion or national origin  
appearing of record: Recorded on October 4, 1968 in Book M-68  
at page 9030. 8) Declaration of Conditions and Restrictions,  
but omitting any restrictions based on race, color, religion or  
national origin appearing of record: Recorded on April 30, 1969  
in Book M-69 at page 3171.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  
\$52,000.00.In construing this deed and where the context so requires, the  
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument  
this 6 day of June, 1990.Claudio E. Billingsley  
CLAUDIUS E. BILLINGSLEYGenevia C. Billingsley  
GENEVIA C. BILLINGSLEY

77121

Continued on next page

190 JUN 12 AM 11 59

STATE OF OREGON, County of KLANATH)ss.

June 8, 1990

Personally appeared the above named CLAUDIUS E. BILLINGSLEY AND  
GENEVA C. BILLINGSLEY and acknowledged the foregoing instrument  
to be their voluntary act and deed.

Before Me: Linda S.  
Notary Public for OREGON  
My Commission Expires: \_\_\_\_\_

7-23-93

STATE OF OREGON: COUNTY OF KLAMATH: SS

Filed for record at request of Aspen Title Co. the 13th day  
of June, A.D., 19 90 at 11:59 o'clock A.M., and duly recorded in Vol. M90,  
of Deeds on Page 11451.

Evelyn Biehn      County Clerk

**FREE \$33.00**

Bv Carlene Mendez

ИНТЕР-БЕКОМ ИРС

SECRET

re 01

1100