



36545

## EXCEPTIONS:

2473

Any reservations, restrictions, right-of-way easements of record and those apparent on the face of the land, and the following:

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 Deed Volume 315 Page 652, records of Klamath County, Oregon, as follows: "Title to the above described property is conveyed subject to all other existing easements for public roads and highways, for public utilities, and for railroads and pipelines and for any other easements of rights-of-way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513)."
2. Reservations and restrictions contained in the dedication of Sprague River Valley Acres, as follows: "... 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 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 Deed Volume M69 page 3171, Microfilm records of Klamath County, Oregon.
4. Restrictions, conditions, and assessments imposed by Articles of Association of Sprague River Valley Acres Property Owners, recorded April 30, 1969, in Deed Volume M69 page 3174, Microfilm records of Klamath County, Oregon.
5. Mortgage, including the terms and provisions thereof, executed by Ted A. Pilat and Violet V. Pilat, husband and wife, to Pacific West Mortgage Co., an Oregon corporation, dated November 7, 1974, recorded November 8, 1974 in Mortgage Volume M74 page 14437, microfilm records of Klamath County, Oregon, to secure the payment of \$1,100.00  
By assignment recorded November 19, 1974, in Volume M74 page 14871, Microfilm records of Klamath County, Oregon, said mortgage was assigned to Jack Adams or Kathleen Adams, husband and wife.
6. Mortgage, including the terms and provisions thereof, executed by Ted A. Pilat and Violet V. Pilat, husband and wife, to Pacific West Mortgage Co., an Oregon corporation, dated November 7, 1974, recorded November 8, 1974, in Mortgage Volume M74 page 14441, Microfilm records of Klamath County, Oregon, to secure the payment of \$1,100.00. (Contains additional property)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.this 13th day of February A.D. 1981 at 11:50 o'clock A.M., andduly recorded in Vol. M81, of Deeds, on Page 2472.

EVELYN BIEHN, County Clerk

By Bernetha H. DetachINDEXED  
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Fee \$7.00

