	ARRANTY DEED (Individu	Bi of Corp. ratel.		' 'NS-NESS LAW PUBLISHING CO	PORTLAND, OR, B
1-1-74	5893	~	WARRANTY DEED	Vol. M8/ Page	•
<i>KNO</i> I PILAT	W ALL MEN BY , husband	THESE PRESER and wife,	NTS, That TED	A. PILAT and VIOLET V	
hereinafter c	alled the grantor, C. MARCHES	for the considerati	on hereinafter stated, B.E. MARCHESE	to grantor paid by husband and wife, her	reinafter cal
assigns, that		erty, with the tener	nents, hereditaments a	nid grantee and grantee's heirs, and appurtenances thereunto be of Oregon, described as follows,	longing or a
				Vol. MO5 Page_	<u>36544</u>
accor	ding to the	e official p	E RIVER VALLEY lat thereof or ath County, Or	n file in the office	
	-			State of Oregon, Con Recorded 05/19/05	11:570
				Vol M05 Pg <u>36 S</u> Linda Smith, County	
v	• : .	energia. La proposición de la companya de la	. A m	Fee \$ 2600 #	of Pgs 🙎
	e *		A Commence of the Commence of		
Re-record	ing to correc	ct spelling of	grantees name		
And s	aid grantor hereb	the same unto the	d with said grantee a	tee's heirs, successors and assigns nd grantee's heirs, successors an	d assigns, ti
gramor is la				ex	ccept
	·	STED ON REVE		art and parcel thereof against the	and t
In con changes shall In Wit if a corporate	struing this deed the implied to ma tness Whereof, the e grantor, it has o	and where the con ake the provisions e grantor has execu- caused its name to	text so requires, the si hereof apply equally to ited this instrument th	ngular includes the plural and a corporations and to individuals is 3 day of Julye	II grammati ·
			be signed and seal air	ixed by its officers, duly authori	
order of its b	oard of although	acecca acecca acec		as ilas.	
order of its b	rparation	OFFICIAL SE LOIS C. DE MAN NOTARY FIGURE TAN MARIN COUNTY	AL TINI FORNIA X NINC	atilal	zed thereto
(If executed by a co- affix corporate seal)	rperation	OFFICIAL SE LOIS C. DE MAR NOTARY FURTIC TATE MARIN COUNT My Commission Expires No	AL TINI HORNIA V. 6, 1978	atilal	zed thereto
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After recording return to: BELOW NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address.

Lawrence C. & Ingred Z. Marchese 139 Rosewood Lane
Arroyo Grande', CA 93420

...on page or as file/reel number , RECORDER'S USE Record of Deeds of said county. / Witness my hand and seal of County affixed.

Recording Officer Deputy

EXCEPTIONS:

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Charles Sand Garage Control Steel

2473

Any reservations, restrictions, right-of-way easements efidrecord 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 thethe 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 protestive convenents." as provided in any recorded protec tive convenants."
- 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. Morggage, 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 copporation, 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 ORFOCH; COUNTY OF KLAMATH; ss. Filed for record of request of Klamath County Tilte Co. this 13th day of February A. D. 19 81 at 11:50 Hock A L., and duly recorded in Vol. M81 , of Deeds NACO on Page 2472. EV. 1914 BIEHN, County Clark Fee \$7.00 COLUMN SIDAY

the purposes,

LOT OF FEVE SEMI MEMS

STATE OF GIV