

2007-002340

Klamath County, Oregon



00014843200700023400030037

02/12/2007 08:49:27 AM

Fee: \$31.00

Recording Requested by:)
)
Roy F. 'Pete' Peters)
)
When Recorded Mail And)
Send Tax Statements To:)
)
Edward F. Kruse III)
545 Wilshire Drive)
Redding, CA 96002)

INDIVIDUAL GIFT GRANT DEED

The undersigned grantor(s) declare(s) documentary transfer tax is -0-. Gift deed for consideration of love and affection not pursuant to sale.

EDWARD F. KRUSE, Jr., hereby gives and grants, as consideration of love and affection, to EDWARD F. KRUSE III, a married man as his sole and separate property, the following real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Said property is commonly known as: 46336 Ferguson Mountain Drive, Beatty, OR 97621

In Witness Whereof, the Grantor has executed this instrument this 7th day of February 2007.

EDWARD F. KRUSE, Jr.

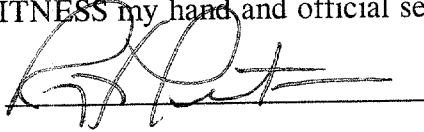
ACKNOWLEDGMENT

State of California)
)ss.
County of Shasta)

On February 7, 2007, before me, ROY F. PETERS, a Notary Public, personally appeared EDWARD F. KRUSE, Jr., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature



[SEAL]

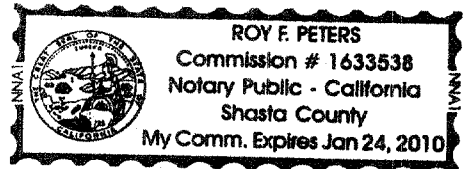


EXHIBIT "A"

Lot 1 in Block 23 of Sprague River Valley Acres, according to the official plat thereof on file in office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

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 Volume 315, Page 652, Deed Records of Klamath County, Oregon.

2. Reservations and restrictions contained in dedication of Sprague River Valley Acres, to wit:

"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 setback line along the front of all lots; subject also to the restrictions 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 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 Volume M69, Page 3174, Microfilm Records of Klamath County, Oregon, and amended by instrument recorded in Volume M76, Page 7474, Microfilm Records of Klamath County, Oregon.

MAP: R-3613-006C0-05000-000

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