

Jan 25, 1971 11:05 AM

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TO: 7771 PAGE 6666

WARRANTY DEED  
\*\*\*\*\*

KNOW ALL MEN BY THESE PRESENTS, That WALTER R. RICHARTZ, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by CARL E. CROY and LINDA FAE CROY, husband and wife, hereinafter called Grantees, does hereby grant, bargain, sell and convey unto the said Grantees and Grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The Southwesterly 70 feet of Lot 53 and the North-easterly 30 feet of Lot 54, MOYINA, Klamath County, Oregon

SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;
2. Regulations, liens, assessments, and laws relating to South Suburban Sanitary District;
3. An easements and right of way, including the terms and provisions thereof, granted to the California Oregon Power Company, a California Corporation, by instrument dated the 11th day of March 1940, recorded April 5, 1940, in Deed Volume 128 at page 267;
4. Easement, restrictions, reservations, conditions and set back lines, as shown on the plat and in the dedication of Moyina, omitting restrictions, if any based on race, color, religion or national origin;
5. Trust Deed, including the terms and provisions thereof, dated September 3, 1968, recorded September 9, 1968, in M-68 at page 8135, given to secure payment of \$17,000.00, with interest thereon and such future advances as may be provided therein, executed by Walter R. Richartz, a single man, to Transamerica Title Insurance Company of America, as Trustee for beneficiary, The Prudential Insurance Company of America, a New Jersey corporation, which Trust deed Grantees assume and agree to pay in accordance with the terms and provisions thereof.

TO HAVE AND TO HOLD, the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said Grantees and Grantees' heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove set forth, and that Grantor will warrant and forever defend the above granted premises

BOIVIN & BOIVIN  
ATTORNEYS AT LAW  
210 BOIVIN BUILDING  
KLAMATH FALLS,  
OREGON 97601  
TELEPHONE 884-8101

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FORM No.  
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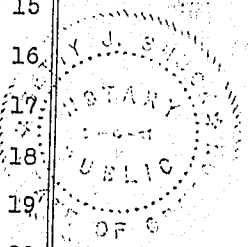
1 and every part and parcel thereof against the lawful claims and  
2 demands of all persons whomsoever, except those claiming under the  
3 above described encumbrances.

4 The true and actual consideration paid for this transfer,  
5 stated in terms of dollars is the sum of Nineteen Thousand Thirty-  
6 Eight and 26/100 Dollars (\$19,038.26).

7 WITNESS Grantor's hand this 12 day of April, 1971.

8  
9  
10 STATE OF OREGON )  
11 County of Klamath ) ss.

12 On this 12 day of April, 1971, personally appeared  
13 before me, a Notary Public in and for said County and State,  
14 the within named Walter R. Richartz and acknowledged the foregoing  
15 instrument to be his voluntary act and deed.



16 *Henry J. Shuck*  
17 Notary Public for Oregon  
18 My Commission Expires: 5/3/74  
19  
20

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of Transamerica Title Ins. Co  
this 25 day of June A.D., 1971 at 11:05 o'clock A.M., and duly recorded in  
Vol. M-71 of Deeds on Page 6604

Fee 3.00

WM. D. MILNE, County Clerk  
By *William D. Milne*

BOIVIN & BOIVIN  
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210 BOIVIN BUILDING  
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OREGON 97601  
TELEPHONE 884-8101

Warranty Deed - Page 2

*At: Transamerica*

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FORM No.  
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together

Wit

STATE OF

County of  
before me, the