

68645

Vol.

m/ Kaga

4579

KNOW ALL MEN BY THESE PRESENTS, That
 GEORGE F. CRAIN and LUCILLE CRAIN, husband and wife

, hereinafter called the grantor, for the consideration hereinafter stated,
 to grantor paid by DICK ADREON AND ESTELLE ADREON, Husband and wife

, hereinafter called the grantee,
 does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that
 certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, sit-
 uated in the County of Klamath and State of Oregon, described as follows, to-wit:
 Lot 2 in Block 4 of SECOND ADDITION TO MOYINA, according to the official
 plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO reservations of record, easements and rights of way of record
 and those apparent on the land.

EXCEPTIONS:

1. South Suburban Sanitary Charges are unpaid and assessments as a lien on
 real property as follows:

1967-68 unpaid in the amount of \$54.10. (Code 44-3809-3643-7400).

1968-69 paid in full.

1969-70 unpaid in the amount of \$50.60. 1970-71 unpaid in the amount of \$50.60.

2. Rules, regulations and assessments of South Suburban Sanitary District.

3. Reservations and restrictions contained in the dedication of Second
 addition of Moyina as follows: "... hereby dedicate, donate and convey to

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(OVER)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
 grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

Except as above described

and that
 grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
 ful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,500.00

However, the actual consideration consists of or includes other property or value given or promised which is
 part of the consideration (indicate which):

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 28th day of April, 1972.

George F. Crain
Lucille Crain

STATE OF OREGON, County of Klamath) ss.

April 28, 1972

Personally appeared the above named
 GEORGE F. CRAIN and LUCILLE CRAIN

and acknowledged the foregoing instrument to be their

voluntary act and deed.

Before me: *Bruce L. Dumas*
 Notary Public for Oregon

My commission expires 10-11-74

(OFFICIAL SEAL)

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

(DON'T USE THIS
 SPACE. RESERVED
 FOR RECORDING
 LABEL IN COUN-
 TIES WHERE
 USED.)

AFTER RECORDING RETURN TO

No.

633

STATE OF OREGON,

County of

I certify that the within instru-
 ment was received for record on the
 day of , 19

at o'clock M., and recorded
 in book on page

Record of Deeds of said County.

Witness my hand and seal of
 County affixed.

Title.

By

Deputy

the public, for public use forever, the streets and alleys as shown on the annexed plat, subject to the following restrictions: a 20-foot building set-back line on all fronting streets and a 15-foot building set-back on all side streets, public utilities easements as shown on annexed plat, total height of a building is limited to 18 feet above the top of the foundation, additional restrictions as provided in the recorded protective covenants."

4. Grant of Right of Way, including the terms and provisions thereof, given by P. C. Carlson, a single man, to The California Oregon Power Company, a California corporation, dated March 11, 1940, recorded April 5, 1940, in Deed Vol. 128 page 267, records of Klamath County, Oregon.

5. Grant of Right of Way, including the terms and provisions thereof, given by Harvey E. Martin and Violet L. Martin, husband and wife, and C. E. McClellan and Ruth T. McClellan, husband and wife, to the California Oregon Power Company a California corporation, dated June 1, 1956, recorded June 8, 1956, in Deed Vol. 284 page 22, records of Klamath County, Oregon.

6. Trust Deed, including the terms and provisions thereof, executed by George F. Crain and Lucille Crain, husband and wife, as grantors, to William Ganong, as trustee, for First Federal Savings and Loan Association of Klamath Falls, an Oregon corporation, as beneficiary, dated October 13, 1965, recorded October 18, 1965, in Microfilm records as Document No. 1220 Vol. M65 page 2888, records of Klamath County, Oregon, to secure the payment of \$21,500.00.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Record at request of RICHARD ADEEN

ON THIS 1st day of MAY A. D. 1972 at o'clock M., and
and duly recorded in Vol. M 72, of DEEDS on Page. 4579

Wm D. MILNE, County Clerk

By [Signature]
FEE \$4.00

Sub: Rick Gibson
6709 Shasta Way
City