

A-22753

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FORM No. 633—WARRANTY DEED.

1967/50

73791

KNOW ALL MEN BY THESE PRESENTS, That Edward Albert Croxford and Fannie L. Croxford, also known as Fannie Louisa Croxford

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William C. Ransom

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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 23, Independence Tracts, Code 41, Map 3909-1111, Tax Lot 4800 (3115 and 3115½ Lodi Street, Klamath Falls, Oregon)

SUBJECT TO: Reservations, restrictions and/or rights-of-way of record and those apparent on the land.

LEGAL DESCRIPTION: Tract 23 in INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon,

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

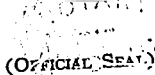
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT as hereinabove set forth.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful 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 \$4,100.00

However, the actual consideration consists of or includes other property or value given or promised which is ~~XXXXXX~~ consideration (indicate which).<sup>ⓐ</sup>

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 28<sup>th</sup> day of February, 1973.

STATE OF OREGON, County of KLAMATH ) ss. February 28<sup>th</sup>, 1973.  
Personally appeared the above named Edward Albert Croxford and Fannie L. Croxford  
and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: *Frank W. O'Brien*  
Notary Public for Oregon  
My commission expires April 19-1973

NOTE—The sequence 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

AFTER RECORDING RETURN TO

U. S. National  
P.O. Box 69  
Klamath Falls, Oregon  
97601

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Fee \$2.00

## STATE OF OREGON

County of Klamath } ss.

I certify that the within instrument was received for record on the 2nd day of March, 1973, at 4:05 o'clock P.M., and recorded in book M73 on page 2233 or as filing fee number 73791, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne  
County Clerk Title  
By *Lynetha Carter* Deputy