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28-6134

WILLIAMS, NEER, LAW, P.C., PORTLAND, ORE.

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KNOW ALL MEN BY THESE PRESENTS, That Irwin L. Crume and May E. Crume, husband and wife

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John E. Kerekes and L. Kerekes, Karen

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

Lot 7, Block 1, JUNIPER ACRES, according to the duly recorded plat thereof on file in the records of Klamath County, Oregon

SUBJECT TO: Contracts and/or liens for irrigation and/or drainage, if any; easements and rights of way of record and those apparent on the land, if any; reservations, restrictions and conditions shown on the plat and in the dedication of JUNIPER ACRES:

DEC 17 10 42 AM 1972

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 shown above

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 \$2,000.00. 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 10th day of April, 1970

Irwin L. Crume
May E. Crume

STATE OF OREGON, County of Klamath ss. April 10, 1970. Personally appeared the above named Irwin L. Crume and May E. Crume, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: *Clara M. Talley*
Notary Public for Oregon
My commission expires 2-5-73

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 COUNTIES WHERE USED.)

AFTER RECORDING RETURN TO

Lower + County Mfg
928 Klamath Ave
City

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 17 day of Dec, 1973 at 10:42 o'clock AM, and recorded in book M-73 on page 16105 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title.

By *Kazuo D. Dregal* Deputy.

2.00