

KNOW ALL MEN BY THESE PRESENTS, That SYLVAN B. CRUME, JR., hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL M. GAMBOA and BARBARA L. GAMBOA, husband and wife, 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 20 in Block 2 of JUNIPER ACRES, according to the duly recorded plat thereof on file in the office of the County Clerk 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; reservations, restrictions and conditions shown on the plat and in the dedication of JUNIPER ACRES; 1973-74 real property taxes which are now a lien, but not yet payable and all future real property taxes and assessments, and further excepting any liens and/or encumbrances affecting said property after grantees took possession of same.

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 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 \$1,100.00.

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

WITNESS grantor's hand this 9<sup>th</sup> day of January, 1974, 1973.

*Sylvan Crume, Sr.*  
Sylvan Crume, Sr., attorney in fact  
for Sylvan Crume, Jr.

STATE OF OREGON )  
County of Klamath ) ss.

*January 9, 1974*  
September 9, 1973

Personally appeared SYLVAN CRUME, SR., who, being sworn, stated that he is the attorney-in-fact for SYLVAN B. CRUME, JR., and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be his act.

BEFORE ME:

*Betty C. Puckett*  
Notary Public for Oregon  
My Commission expires: 1/7/76

PRENTISS K. PUCKETT, P.O.  
ATTORNEY AT LAW  
FIRST FEDERAL SAVINGS  
& LOAN BUILDING

*Return to: Goakey & Harnish*  
*First National Bank Bldg.*  
Page (1) Warranty Deed

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of GOAKEY & HARNISH

this 9th day of January A.D., 1974 at 4:30 o'clock PM., and duly recorded in  
Vol. M 74 of DEEDS on Page 256

FEE \$ 2.00

WM. D. MILNE, County Clerk

*Hand Drazil*