

01-08939 28-7491

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91347

WARRANTY DEED

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BARBARA J. CROUNSE, Grantor, conveys and warrants to  
WILLIAM RANSOM, Grantee, the following described real property free  
of all encumbrances, except as specifically set forth herein:

Lot 20 in HOMEDALE, Klamath County,  
Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way  
and easements of record and those apparent on the land.
2. Regulations, including levies, assessments,  
water and irrigation rights and easements for ditches and canals,  
of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments,  
rights of way and easements of the South Suburban Sanitary District.
4. Taxes for 1974-75 are now a lien, but not yet  
payable.
5. Covenants, easements and restrictions, but omit-  
ting restrictions, if any, based on race, color, religion or national  
origin, imposed by instrument, including the terms thereof, recorded  
March 9, 1943 in Book 153 at page 418, Deed Records.
6. Trust Deed, including the terms and provisions  
thereof, dated March 17, 1972, recorded March 20, 1972 in Book M-72  
at page 2995, Microfilm Records, given to secure the payment of  
\$22,400.00, with interest thereon and such future advances as may be  
provided therein, executed by Barbara J. Crouse, a widow, to  
William Ganong, Jr., trustee for beneficiary First Federal Savings  
and Loan Association of Klamath Falls, Oregon, a corporation, which  
grantee agrees to assume and pay according to the terms thereof.

The true and actual consideration paid for this conveyance  
is \$30,000.00.

WITNESS Grantor's hand this 25th day of July, 1974.

x Barbara J. Crouse



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STATE OF OREGON )  
County of Klamath ) ss.

Personally appeared BARBARA J. CROUNSE, and acknowledged  
the foregoing instrument to be her voluntary act and deed.  
BEFORE ME this 25<sup>th</sup> day of July, 1974.

*Robert J. Milne*  
NOTARY PUBLIC FOR OREGON  
My commission expires: 10/4/76

Unless a change is requested, all tax statements shall be sent  
to the following address: Return also  
FIRST FEDERAL SAVINGS & LOAN  
540 MAIN  
KLAMATH FALLS, OR 97601

STATE OF OREGON,  
County of Klamath  
Filed for record at request of  
Transamerica Title Ins Co  
on this 26th day of July A.D. 1974  
at 3:26 o'clock P.M. and duly  
recorded in Vol. M-74 of Deed  
page 9110  
Wm D. MILNE, County Clerk  
By *[Signature]* Deputy  
Fee \$4.00

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