

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That  
Ethel M. Greenough

Maxine Kocourek aka

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dwayne Craig and  
Lareitta Craig, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The easterly 80 feet of Lots 23 and 24 in Block 30 and  
Lots 1 and 2 in Block 30, CRESCENT, and also the vacated  
alley between said lots, Klamath County, Oregon.

SUBJECT TO:

1. Except any part of the Easterly 80 feet of Lots 23 and 24,  
Block 30, if any, contained in the Deeds to the State of Oregon, by  
and through its State Highway Commission, by Ray Clinton Campbell and  
Lillian Pearl Campbell, recorded April 19, 1943 in Volume 154 at page  
479 and Volume 154, page 477, Deed Records for Klamath County, Oregon.

2. Reserving without improvement all right and privileges of all  
(CONTINUED ON REVERSE SIDE)

(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

and that  
grantor will warrant and forever defend the said 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 \$65,000.00

However, the actual consideration consists of or includes other property or value given or promised which is  
the whole part of the consideration (indicate which). (The sentence between the symbols ( ), if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical  
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 1975;  
day of January  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.

Maxine Kocourek aka Ethel M. Greenough  
Maxine Kocourek, aka Ethel M. Greenough

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
January 19 75

Personally appeared the above named  
Maxine Kocourek

and acknowledged the foregoing instru-  
ment to be her voluntary act and deed.

Before me,  
(OFFICIAL SEAL) [Signature]  
Notary Public for Oregon  
My commission expires July 26, 1975

STATE OF OREGON, County of ) ss.  
19  
Personally appeared )  
who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
president and that the latter is the  
secretary of )

a corporation,  
and that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.  
Before me: (OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording to  
**BEDDOE & HAMILTON**  
**Attorneys At Law**  
**296 Main Street**  
**Klamath Falls Oregon 97601**  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Mr. and Mrs. A. D. Craig  
P. O. Box 68  
Crescent, Oregon 97733  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

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 or as  
file/reel number  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

Recording Officer  
Deputy

By

## EXCEPTIONS CONTINUED:

existing utility facilities within the vacated alley as disclosed by Vacation Ordinance recorded July 12, 1963 in Book 346 at page 463.

3. An easement, including the terms and provisions thereof, dated July 10, 1963, recorded August 7, 1963 in Volume 347 at page 247, in favor of Cascade Natural Gas Co., for a permanent right of way located 3 feet from the Easterly line of the Dallas-California highway.

4. Mortgage, including the terms and provisions thereof, dated September 18, 1969, recorded September 29, 1969 in M-69 at page 8359, given to secure the payment of \$59,000.00, with interest thereon and such future advances as may be provided therein, executed by Myron E. Greenough and Ethel M. Greenough, husband and wife to Robert Zitek and Ella E. Zitek, husband and wife.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of BEDDOE & HAMILTON ATTYS

this 31st day of January A. D., 19 75 at 4:55 o'clock P M., and duly recorded in

Vol. M 75 of DEEDS on Page 1429

FEE \$ 4.00

WM. D. MILNE, County Clerk

By [Signature] Deputy