

2547

WARRANTY DEED

7744

***** Vol. 75 Page

MARGARET J. CRAWFORD, Grantor conveys and warrants to RICHARD B. NOUD, II and KIM J. NOUD, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 5 in Block 11 of Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT that portion described in Volume 301 page 581, Deed Records of Klamath County, Oregon, more particularly described as follows: Beginning at a point on the Easterly line of Crescent Avenue, said point being Southwesterly a distance of 13.45 feet from the Northwesterly corner of said Lot 5; thence North-easterly along the Easterly line of Crescent Avenue a distance of 13.45 feet to the Northwesterly corner of said Lot 5; thence Southeasterly along the line between Lots 5 and 6 of said block a distance of 67.7 feet to the Northeasterly corner of said Lot 5; thence Southwesterly along the line between Lots 5 and 8 a distance of 14.45 feet, more or less, to a point which is Northeasterly a distance of 50.25 feet from the Southeasterly corner of said Lot 5; thence Northwesterly to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Mortgage, including the terms and provisions thereof, executed by Margaret J. Crawford, a single woman, to the State of Oregon, represented and acting by the Director of Veteran's Affairs, dated April 12, 1974, recorded April 15, 1974, in Volume M74 page 4661, and re-recorded April 18, 1974 in Volume M74 page 4852, Microfilm records of Klamath County, Oregon, to secure the payment of a promissory note dated April 12, 1974, in the amount of \$16,625.00, which said Mortgage, Grantees expressly agree to assume and pay as the same becomes due, holding the Grantor harmless therefrom.

The true and actual consideration paid for this conveyance is \$16,354.00.

WITNESS Grantor's hand this 8th day of July, 1975.

Margaret J. Crawford

STATE OF OREGON)

County of Klamath)

ss.

WARRANTY DEED, PAGE ONE.

RECEIVED
JUL 9 1975

2:30 pm

7745

Personally appeared MARGARET J. CRAWFORD and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME:

Bradford H. [Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires:

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

Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

*After recording
return to:
Boivin & Boivin
210 Boivin Bldg.
City*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of BOIVIN & BOIVIN, ATTY.
this 9th day of JULY A. D. 19 75 at 2:30 o'clock PM, and
duly recorded in Vol. M 75, of DEEDS on Page 7744
FEE \$ 6.00

[Signature]
W. D. MILNE, County Clerk

WARRANTY DEED, PAGE TWO.