

01-09941 38-9560

FORM No. 693—WARRANTY DEED (Individual or Corporate).

Vol. 175 10025

1-1-74

4223

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That EDWARD ALBERT CROXFORD and FANNIE L. CROXFORD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN A. ZAMSKY

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 22 in Block 40 HOT SPRINGS ADDITION IN THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

(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 except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 19,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 21 day of August, 1975; 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.

(If executed by a corporation, affix corporate seal)

EDWARD ALBERT CROXFORD

FANNIE L. CROXFORD

STATE OF OREGON,

County of Klamath

August 21, 1975

STATE OF OREGON, County of) ss.

Personally appeared

and

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

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/19/77

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Edward Albert Croxford and Fannie L. Croxford

GRANTOR'S NAME AND ADDRESS

Steven A. Zamsky

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dist. Federal Savings & Loan
540 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27th day of August, 1975,

at 10:50 o'clock A.M., and recorded in book M-75 on page 10025 or as file/reel number 4223

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By Deann L. Love Deputy

Fee \$3.00