

4348

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That **I. W. RHOADS and VERONA V. RHOADS**
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
EDWARD A. CROXFORD AND FANNIE L. CROXFORD, husband and wife, 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 121 feet of Tract 77 in LEWIS TRACTS, Klamath County,
Oregon.

SUBJECT TO:

- 1) Regulations, including levies, assessments, water and
irrigation rights and easements for ditches and canals
of Enterprise Irrigation District
- 2) Regulations, including levies, liens, assessments, rights
of way and easements of the South Suburban Sanitary District

(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
1975-76 real estate taxes which are a lien but not yet payable.

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 \$ **10,500.00**
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which). (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)
part of the consideration (indicate which). (The sentence between the symbols ^②, 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 **29** day of **August**, 19**75**;
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)

STATE OF OREGON,

County of **Klamath**
August **29**, 19**75**Personally appeared the above named
I. W. Rhoads and
Verona V. Rhoadsand acknowledged the foregoing instru-
ment to be **their** voluntary act and deed.(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: **3-21-77**

STATE OF OREGON, County of

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 ofa 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:

I. W. Rhoads
Verona V. Rhoads

GRANTOR'S NAME AND ADDRESS

Edward A. Croxford
Fannie L. Croxford
1963 Auburn Street, Klamath Falls

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Croxford
1963 Auburn 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. Croxford
1963 Auburn Street
Klamath Falls Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of **KLAMATH**

I certify that the within instru-
ment was received for record on the
29th day of **AUGUST**, 19**75**,
at 3/50 o'clock **PM** and recorded
in book **M. 75** on page **10191** or as
file/reel number **4348**,
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Wm. D. Milne

Recording Officer

FEE \$ 3.00

Hazel D. Milne Deputy