

KNOW ALL MEN BY THESE PRESENTS, That DEREK E. CROXFORD and MARY P. CROXFORD, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDITH G. BOTE,

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 appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 10, Block 40, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year, 1975-76, a lien, but not yet due and payable.
2. Reservations as set forth in the dedication of Hot Springs Addition.
3. Trust deed in favor of the United States Bank of Oregon, Town & Country Branch of Klamath Falls, Oregon, recorded September 29, 1972 in Volume M72 at page 11060, which the grantee herein agrees to assume and pay according to the terms contained therein.

(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 set forth above,

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 \$ 27,250.00

However, the actual consideration consists of one hundred and one dollars (\$101.00) provided by block in the above 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 20th day of October, 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)

STATE OF OREGON, } ss.  
County of Klamath }  
October 20th, 1975

Personally appeared the above named Derek E. Croxford and Mary P. Croxford

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

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 8-12-77

STATE OF OREGON, County of Klamath, 1975 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 \_\_\_\_\_, 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 behalf 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: \_\_\_\_\_

Derek E. Croxford

GRANTOR'S NAME AND ADDRESS

Edith G. Bote

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mountain Title Company  
P. O. Box 5017  
Klamath Falls, Oregon  
NAME, ADDRESS, ZIP

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

U. S. National Bank  
P. O. Box 3347  
Portland, Oregon 97208  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath }

I certify that the within instrument was received for record on the 21st day of OCTOBER, 1975, at 12:24 o'clock P. M., and recorded in book M 75 on page 13140 or as file/reel number 6379

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

WM. D. MILNE

By \_\_\_\_\_ Recording Officer  
Deputy

FEE \$ 3.00

FORM No. 1A

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