

23470

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KNOW ALL MEN BY THESE PRESENTS, That Teddy R. Crumrine and Carla A. Crumrine, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Calvin W. Sale and Kathleen A. Sale, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The East 27 feet of Lot 15 and the West 33 feet of Lot 16, DEBIRK HOMES, Klamath County, Oregon.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easement of the South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any any, based on race, color, religion or national origin as shown on the recorded plat of DeBirk Homes.
4. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument including the terms thereof, recorded July 15, 1960 in Deed Book 301 at page 56, Deed Records and modified by an instrument recorded on February 26, 1960 in Book 319 at page 246, Deed Records.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their 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 \$21,900.00.

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 ©, 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 December, 19 76; 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,  
December 29, 19 76

Personally appeared the above named  
Teddy R. Crumrine and Carla A. Crumrine, husband and wife  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 2-3-79

Teddy R. Crumrine  
Teddy R. Crumrine  
Carla A. Crumrine  
Carla A. Crumrine

STATE OF OREGON, County of \_\_\_\_\_, 19 \_\_\_\_\_

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:  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
FNBO  
main  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
FNBO  
main  
P.O. Box 1936  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,  
County of KLAMATH,  
I certify that the within instrument was received for record on the 29th day of DECEMBER, 19 76, at 11:48 o'clock A. M., and recorded in book M. 76 on page 20768 or as file/reel number 23470.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
WM. D. MILNE  
Recording Officer  
By [Signature] Deputy

FEE \$ 3.00

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