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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Irwin L. Crume and May E. Crume, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ronald L. Osborn and Charlotte D. Osborn, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7, Block 2, Juniper Acres, according to the duly recorded plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Contracts and/or liens for irrigation and/or drainage, if any; Easements and rights of way of record and those apparent on the land, if any; Reservations, restrictions and conditions shown on the plat and in the dedication of Juniper Acres:

Irwin L. Crume and May E. Crume Box 206 Sprague River, Oregon 97639 <small>GRANTOR'S NAME AND ADDRESS</small>		STATE OF OREGON County of _____ } ss. I certify that the within instrument was received for record on the day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.	
Ronald L. Osborn Charlotte D. Osborn Box 233 Lowell, Oregon 97452 <small>GRANTEE'S NAME AND ADDRESS</small>		SPACE RESERVED FOR RECORDER'S USE	
X After recording return to: Ronald L. Osborn Charlotte D. Osborn Box 233 Lowell, Oregon 97452 <small>NAME, ADDRESS, ZIP</small>		Recording Officer By _____ Deputy	
X Until a change is requested all tax statements shall be sent to the following address: Ronald L. Osborn Charlotte D. Osborn Box 233 Lowell, Oregon 97452 <small>NAME, ADDRESS, ZIP</small>			

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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 stated

warrant and forever defend the above granted 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 \$ 500.00

①However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ②(The sentence between the symbols ①, 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 _____ day of _____, 19____; 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) ss.
April 18, 1977.
Personally appeared the above named
Erwin E. Crume, May E. Crume
Ronald L. Osborn, Charlotte D.
Osborn
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Margaret B. Foster
Notary Public for Oregon
My commission expires: 9/17/78

STATE OF OREGON, County of Klamath) ss.
_____, 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: _____
(OFFICIAL SEAL)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 27th day of
APRIL A.D., 1977 at 11:35 o'clock A M., and duly recorded in Vol M77,
of DEEDS on Page 7164.

FEE \$ 6.00

WM. D. MILNE, County Clerk
By Hazel Dragne Deputy