

35873

MTC 466-4163
1579-4091 Vol. 77 Page 17409

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BERNARD F. CROUCHER and JOY L. CROUCHER,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLENN T. COX and SHARI A. COX, 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:

Beginning at a point in the South line of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is 695.5 feet more or less, West of the quarter corner common to Sections 2 and 11, of said Township and Range, and which point of beginning is also in the West line of Hope Street and is the Northeast corner of Tract 37 of HOMEDALE, a platted subdivision in Klamath County, Oregon; thence North 0° 13' East along the West line of said Hope Street a distance of 115.0 feet; thence North 89° 56' West 47 feet; thence North 66° 52' West along a line parallel to the center line of the Oregon-California & Eastern Railway, a distance of 801.2 feet to the Northeastly right-of-way line of the U.S.R.S. Main Canal; thence South 39° 15' East (South 39° 08' East U.S.R.S.) along said right-of-way line a distance of 554.1 feet, more or less, to the South line of said Section 2, which is also the North line of said Tract 37, HOMEDALE; thence South 89° 54' East along said Section line a distance of 432.8 feet to the point of beginning and being a parcel of land lying in the S½ SW¼ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

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:

1. Taxes for the fiscal year 1977-78, a lien but not yet due and payable.
2. Regulations of Enterprise Irrigation District.
3. Regulations of South Suburban Sanitary District.
4. Rights of the public to any portion lying within limits of roads of highways, 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 \$ 50,000.00

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 16 day of September, 1977; 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)

Joy L. Croucher also as Joyce

STATE OF OREGON,

County of JacksonSeptember 16, 19 77

Personally appeared the above named Bernard F. Croucher and Joy L. Croucher

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19 _____

_____ 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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Glenn T. Cox and Shari A. Cox

2958 Hope Street

Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs

1225 Ferry Street, S.E.

Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 16 day of September, 19 77, at 4:07 o'clock P.M., and recorded in book m77 on page 17409 or as file/reel number 35873

Record of Deeds of said county.

Witness my hand and seal of County affixed.

fee 3.00 Wm. D. Milne- County Clerk

By Bernetha S. Litch Deputy Recording Officer

SPACE RESERVED FOR RECORDER'S USE