

36927

FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVEN J. LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

MTC 4375

WARRANTY DEED

Vol. 4 Page 19085

KNOW ALL MEN BY THESE PRESENTS, That GILBERT G. CRUMRINE and M. VIRGINIA CRUMRINE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARSHALL WAYNE OREN and LINDA ANN OREN, 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 19 in Block 6 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Westerly 5 feet conveyed for road purposes.

## SUBJECT TO:

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. Reservations and restrictions as contained in deed recorded April 16, 1941 in Volume 136, page 602.

(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 apparent upon the land,

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 \$ 27,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 5th day of October, 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)

Gilbert G. Crumrine  
M. Virginia Crumrine

STATE OF OREGON, )  
County of Klamath ) ss.  
October 5, 1977

STATE OF OREGON, County of ) ss.  
October 5, 1977

Personally appeared

and

Personally appeared the above named Gilbert G. Crumrine and M. Virginia Crumrine

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

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

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)

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 8-23-81

Notary Public for Oregon  
My commission expires:

STATE OF OREGON, )

ss.

County of Klamath

I certify that the within instrument was received for record on the 6th day of OCTOBER, 1977, at 4:06 o'clock P.M., and recorded in book M77 on page 19085 or as file/reel number 36927.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer  
By Bernice A. Letch Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Marshall Wayne Oren & Linda Ann Oren  
Route 1 Box 894A, space 2  
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