FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety). STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

MTC 48235

1967 41069 '77 DEC 30 PM 3 18 Vol. M77 Page 25141

KNOW ALL MEN BY THESE PRESENTS, That
DAVID A. OLSON and ELLEN KAY OLSON aka ELLEN K. OLSON, Husband and wife
hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by
HARRY T. CRAWFORD and PEGGY J. CRAWFORD *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:*

Lot 22, Block 1 of FIRST ADDITION TO KLENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. - - - - - - - - - - -

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:

1 - The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

2 - The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

3 - A 20 Foot building set back as shown on dedicated plat.

4 - A 16 foot utility easement along the South side of lot and an 8 foot easement along the East and Westerly sides, as shown on dedicated plat.

5 - Restrictions as contained in plat dedication, to wit:
"Subject to the following restrictions: (1) Building set back lines as shown on the annexed plat; (2) Utility easements as shown on the annexed plat for all present and future utilities and perpetual right of way for ditches to convey irrigation water, said easements to provide ingress and egress for construction and maintenance for said utilities, with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner; (3) The use of the land is for residential purposes only and is limited to one residential building per lot: (4) Architectural standards shall be no less than the minimum requirements of the Federal Housing Authority Specifications; (5) No changes will be made in the present irrigation ditches without the consent of the Klamath Irrigation District, its successors or assigns."

6 - Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded April 25, 1968 in Volume M68, page 3337, Microfilm Records of Klamath County, Oregon.

(OFFICIAL SEAL) Dorothy Mercurio
Notary Public for Oregon
My commission expires: July 12 1980

...half 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 (OFFICIAL SEAL)
My commission expires:

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED
From
TO
4818 Large Place
Klamath Falls, Or

AFTER RECORDING RETURN TO
First National Bank of Or
PO Box 1956
Klamath Falls, Or
97601

No. 716

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON, } ss.
County of Klamath }

I certify that the within instrument was received for record on the 30th *day of* December, *19*77, *at* 3:18 *o'clock* P. M., *and recorded in book* M77 *on page* 25141 *Record of Deeds of said County.*

Witness my hand and seal of County affixed.

Wm. D. Milne
County Clerk *Title.*
By Bernadine D. Ketels *Deputy*
Fee $8.00

25142

and that grantor will 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 $30,400.00 ~~① However, the actual consideration consists of or includes other property or value given or promised which is not all of the consideration (indicate which) ①~~ Mail tax statements to 4818 Larry Place, Klamath Falls, Ore

the whole

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 15th day of December, 19 77; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

David A. Olson

Ellen K. Olson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Hood River } ss.

15 December, 19 77

Personally appeared the above named David A. Olson & Ellen Kay Olson and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL) Dorothy Menard

Notary Public for Oregon

My commission expires: July 12 1980

STATE OF OREGON, County of) ss.

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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:

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

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WARRANTY DEED

Ja. State to

TO 4818 Larry Place Klamath Falls, Or.

AFTER RECORDING RETURN TO First National Bank of Or P.O. Box 1936 Klamath Falls, Or 97601

No.

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 30th day of December, 19 77, at 3:18 o'clock P M., and recorded in book M77 on page 25141 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title.

By Bernetha D. Ketsch Deputy

Fee $6.00