

1-1-74

42978

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAMES A. CRUTCHFIELD and JUANITA M. CRUTCHFIELD tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOYCE I. LANE, 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:

The South 60 feet of Lot 6, TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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, easements or restrictions of record, common to the area or apparent on the face of 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 \$ 25,000.00.
~~However, the consideration herein stated is not to be taken as the consideration for the whole of the premises, but only for the part of the premises described in the foregoing description.~~

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 30 day of January, 1978; 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, } ss.
 County of Klamath
Jan. 30, 1978

Personally appeared the above named James A. Crutchfield and Juanita M. Crutchfield

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

Before me: Alvin C. Allen
 Notary Public for Oregon
 My commission expires: 7/5/80

STATE OF OREGON, County of _____, 19____, ss.

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: _____

STATE OF OREGON, } ss.
 County of Klamath

BE IT REMEMBERED, That on this 3rd day of February, 1978, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named James A. Crutchfield

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Gerald V. Brown
 Notary Public for Oregon
 My Commission expires 11-12-78

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 13th day of February A. D. 1978 at 11:56 o'clock A.M., and

duly recorded in Vol. M78, of Deeds on Page 2620

By Wm D. MILNE, County Clerk
Bernard W. Kitch

Return to MTC

Fee \$6.00