

A-29094 46768

WARRANTY DEED

STEVENESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. 1118 Page 7955

KNOW ALL MEN BY THESE PRESENTS, That JAMES H. CRISMON and DOROTHY L. CRISMON, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE D. WARDELL and BARBARA L. WARDELL, 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:

The Northerly rectangular one-half of Lot 17 and all of Lot 18 except the Northerly 10 feet of Lot 18, being a strip of land 10 feet wide and 100 feet deep adjacent to the Southerly line of Lot 19, all in Loma Linda Heights according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Agreement pertaining to perpetual easement for hot water well between Norman W. Jones and B. Emogene Jones, husband and wife, first parties, and Joel B. Flynn and Cornelia Flynn, husband and wife, second parties, dated July 11, 1957, recorded October 13, 1961, Vol. 333, page 151, Deed Records of Klamath County, Oregon. Said agreement was modified by instrument dated September 30, 1961, recorded October 31, 1961, Vol. 333, page 154, Deed Records of 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 reservations, restrictions, rights of way of record, and that which is stated above, and those apparent on 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 \$84,500.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is 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 21 day of March, 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,
County of Klamath } ss.
March 4 - 21, 1978

Personally appeared the above named
JAMES H. CRISMON and
DOROTHY L. CRISMON

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

Before me
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6-5-79

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 _____

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)

James H. and Dorothy L. Crismon
708 Loma Linda
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

George D. and Barbara L. Wardell
4619 Clinton
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
George D. Wardell
4619 Clinton
K Falls
NAME, ADDRESS, ZIP

Should a change be requested all such statements shall be sent to the following address:
George D. and Barbara L. Wardell
210 Dept. V.A.
Salem
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 24th day of April, 1978, at 2:40 o'clock P. M., and recorded in book 1178 on page 7955 or as file/reel number 46768. Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE
By Bernetha Helch Recording Officer
Deputy

Fee \$3.00