

01-11294 A-21570

51377

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Mick Homes, Inc.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Dennis and Debra Crumrine

, 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 renements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

3736 Hope Street, Klamath Falls, Oregon, Further legal description attached - Addendum "A".

(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 conditions, covenants, restrictions, reservations, rights, rights of way, and easements, now of record,

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 \$42,000.00

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$42,000.00~~ (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 26 day of June, 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.

P. A. Kent
L. V. Watter

STATE OF OREGON, County of Klamath) ss.
June 26, 1978

Personally appeared P. A. Kent and L. V. Watter, 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

Mick Homes, Inc.

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:

Judith D. Sullivan
Notary Public for Oregon
My commission expires: 4-27-82

(OFFICIAL SEAL)

(If executed by a corporation, this signature is required)

STATE OF OREGON,
County of) ss.
June 26, 1978

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Mick Homes, Inc.
P. O. Box 1329
Klamath Falls OR 97601
GRANTOR'S NAME AND ADDRESS

Dennis & Debra Crumrine
3736 Hope
Klamath Falls Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Sav. & Loan
540 Main St.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested off box statements shall be sent to the following address:

Klamath First Federal Sav. & Loan
540 Main St.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/reel number Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer
Deputy

By

A parcel of land situated in the S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 11, Township 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at an iron pin marking the Southeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 11, said point being the Northeast corner of "PERRY'S ADDITION TO LLOYDS TRACTS" Subdivision; thence S. 89°50' W. along the South line of the S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, said Section 11, said line being the North line of said Subdivision, a distance of 201.90 feet to an iron pin on the Westerly right of way line of Hope Street; thence N. 0°17' E. along said Westerly line of Hope Street a distance of 194.72 feet to an iron pin on the true point of beginning of this description; thence continuing N. 0°17' E. along said Westerly line of Hope Street a distance of 97.41 feet to an iron pin; thence S. 89°59'30" W. parallel with the North line of the S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, said Section 11, a distance of 137.88 feet to an iron pin; thence S. 0°06'30" W. a distance of 97.41 feet to an iron pin; thence N. 89°59'30" E. parallel with the North line of the S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, said Section 11, a distance of 137.59 feet to the true point of beginning of this description. EXCEPTING an easement over and across the Northerly 5 feet of the above-described parcel of land for a water line and construction and maintenance of said water line.

SUBJECT TO: (1) Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District. (2) Regulations, levies, liens, assessments, rights of way and easements of South Suburban Sanitary District,

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co

this 10th day of July A. D. 1928. at 11:00 clock AM., on:

by recorded in Vol. 478, of Danda on Page 14693

Wm D. MILNE, County Clerk

By Quentin Schuch

Fee \$6.00

