

51604

WARRANTY DEED

Vol. M78 Page 15047

KNOW ALL MEN BY THESE PRESENTS, That EDITH OPAL STERNER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDITH OPAL CRUTCHFIELD and JAMES AUTRA CRUTCHFIELD

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:

All of Lot 49 in Block 17 and that portion of Lot 50 in Block 17 of INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 50 in said Block 17; thence Southwesterly along the Northwesterly side of said Lot 50, 115 feet to the Southwesterly side of said Lot 50; thence Southeasterly along the Southwesterly side of said Lot 50 a distance of 12.5 feet; thence Northeasterly, parallel with the Northwesterly side of said Lot 50 a distance of 115 feet to the Northeasterly side of said Lot 50; thence Northwesterly along the Northeasterly line of said Lot 50 a distance of 12.5 feet, more or less, to the point of beginning.

Subject to: Taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable.

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 above stated.

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 \$ 4,800.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 13th day of August, 1971; 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)

Charles O. Putman

Mabel E. Putman

STATE OF OREGON,

County of Klamath } ss. July 13, 1978

Personally appeared the above named Edith Opal Crutchfield and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Notary Public for Oregon My commission expires:

STATE OF OREGON, County of Klamath August 13, 1971 (formerly Mabel Hawkins) ss.

Personally appeared Mabel E. Putman - husband, Charles O. Putman 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.

Clover M. Falvey

Notary Public for Oregon

My commission expires Feb., 5, 1973

(OFFICIAL SEAL)

Edith Opal Crutchfield Rt. 5 Box 1181 Klamath Falls, Or. GRANTOR'S NAME AND ADDRESS

After recording return to: Same

GRANTEE'S NAME AND ADDRESS

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address. Same

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of July, 1978, at 10:53 o'clock A.M., and recorded in book M78 on page 15047 or as file/reel number 51604

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer By Bernice G. Hulsch Deputy

Fee \$3.00

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