

TA 27 16395 55521

WARRANTY DEED

Vol. 77 Page 21204



KNOW ALL MEN BY THESE PRESENTS, That Edward A. Croxford and Fannie L. Croxford, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Arthur L. Swindler and Vicki J. Vieira, 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 Easterly 121 feet of Tract 77, LEWIS TRACTS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. 1978-1979 taxes, a lien in an amount to be determined but not yet payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

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 grantee is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

and that

grantee 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 \$27,000.00. 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 22nd. day of September, 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)

Edward A. Croxford
Fannie L. Croxford

STATE OF OREGON,)
County of Klamath) ss
September 22, 1978

STATE OF OREGON, County of) ss
September 19, 1978

Personally appeared the above named Edward A. Croxford and Fannie L. Croxford, husband and wife,

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

NOTA
OFFICIAL
SEAL

Before me,
Notary Public for Oregon
My commission expires: 10-9-81

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 }

I certify that the within instrument was received for record on the 25th day of Sept., 1978, at 3:51 o'clock P.M., and recorded in book 78 on page 21204 or as file/reel number 55521, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By: *Heather Shitsch* Recording Officer
Deputy

Klamath Falls Real Estate Finance Center
P. O. Box 1060
Klamath Falls, Oregon 97601

United charges to respondent will be of record if it has sent to the following address:
Realty Tax & Service Division
321 S. W. Fourth Ave.
Portland, Oregon 97204

Fee \$3.00