

55620

WARRANTY DEED

Vol. 1778 Page 21372



KNOW ALL MEN BY THESE PRESENTS, That Clifford Crawford and Susan Crawford, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Vern W. Iverson and Tina W. Iverson, 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 S½ of Lot 17, Block 1, THIRD ADDITION TO ALTAMONT ACRES, 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 Klamath Irrigation District.
 4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
- (For continuation of this document, see reverse side of this deed.)

(SPACE RESERVATION, 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 the 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

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 27,500.00

However, the actual consideration paid or promised, or value given or promised which is the consideration (under the deed) (The sentence between the symbols ①, 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 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, this copy is required)

Clifford Crawford
Susan Crawford

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

Personally appeared the above named Clifford Crawford and Susan Crawford, husband and wife,

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

Notary Public for Oregon
My commission expires: 12-31-79

STATE OF OREGON, County of) ss.
1978

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.

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

Other record filing reference to:

First National Bank of Oregon
Real Estate Department
P.O. Box 1200
Klamath Falls, Oregon 97601

Check if this page is requested all time shown in order to be sent to the following address:

NAME ADDRESS ZIP

SPECIAL RESERVATION FOR RECORDERS USE

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.

By _____ Recording Officer
Deputy

- STORY
- 000000 21373
5. Reservations and recitals in deed from Western Cities Company, a corporation, to J.N. Stiles, recorded June 1, 1943, in Book 155, page 511, Deed Records of Klamath County, Oregon.
 6. Proof that there are no parties in possession, or claiming to be in possession, other than above vestees.
 9. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Transamerica Title Ins. Co
on 26th day of Sept. 78 at 3:39 PM o'clock M.
 duly recorded in Vol. 178, of Deeds on Page 21372

Fee \$6.00

Wm D. MILNE, County Clerk.
By Barbara A. Smith