

55647

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Melinda Jean Crider

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by M. J. Crider and Angie Crider Husband and Wife or survivor, the grantor, 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:

Beginning at a point 120 feet West and 665 feet North of the SE Corner of the SM<sub>1</sub> of the NE<sub>1</sub> of Section 25, Township 2+S., Range 8 E.W.M.; thence North parallel with East line of said SE<sub>1</sub> of the NE<sub>1</sub> 225 feet thence West parallel with North line of said SE<sub>1</sub> of the NE<sub>1</sub> 220 feet thence South parallel with East line of said SE<sub>1</sub> of the NE<sub>1</sub> 225 feet thence East parallel with South line of said SM<sub>1</sub> of the NE<sub>1</sub> 220 feet to the point of beginning.

Subject to instrument of record dated August 19, 1977 Volume M-77 Page 15795 reel 34775

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

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 \$ 2,500.00. However, the actual consideration consists of or includes other property or value given or promised which is stated in 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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; 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.

Melinda Jean Crider

(If executed by a corporation, attach corporate seal)

STATE OF OREGON, County of Multnomah, September 22, 1978

Personally appeared the above named Melinda Jean Crider

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

Notary Public for Oregon

STATE OF OREGON, County of \_\_\_\_\_ ss. \_\_\_\_\_, 19\_\_\_\_

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.

Before me: (OFFICIAL SEAL) Notary Public for Oregon My commission expires: \_\_\_\_\_

Melinda Jean Crider Star Route, Clatskanie, OR 97737

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 27th day of September, 1978, at 9:24 o'clock AM., and recorded in book M78 on page 21411 or as file/reel number 55647. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Millne Recording Officer Deputy Fee \$3.00

M. J. Crider Star Route, Clatskanie, OR 97737

Levis L. Mason Box 765 Clatskanie, OR 97737