

## -WARRANTY DEED-

K-31663

JAMES R. DENHAM, Grantor, conveys and warrants to DONALD LAVERNECROWE and EULA L. CROWE, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 7 in Block 15 of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file, records of Klamath County, Oregon

## SUBJECT TO AND EXCEPTING:

(1) Any unpaid charges and/or assessments for monthly water and/or sewer service; (2) Reservations in the dedication of Buena Vista Addition; (3) Restrictions of a portion of Buena Vista Addition recorded August 23, 1956, in Vol. 12 of Miscellaneous Records of Klamath County, Oregon, at page 243; (4) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Forty Eight Thousand Five Hundred and No/100ths (\$48,500.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Dept of Veterans Salem

DATED this 29 day of March, 1979.

+ James R. Denham

STATE OF OREGON }

ss.

Mar 29, 1979.

County of Klamath }

Personally appeared the above-named JAMES R. DENHAM and acknowledged the foregoing instrument to be his voluntary act. Before me:

Return to Donald Crowe  
2421 California  
K. Falls

[Signature]  
Notary Public for Oregon  
My Commission expires 8-5-79

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

on this 30th day of March A.D. 19 79  
at 1:29 o'clock P M, and did  
recorded in Vol. M79 of Deeds  
age 7043

Wm D. MILLER, County Clerk

By Bernice A. [Signature] Deputy

\$3.00

Fee

WILLIAM P. BRANDSNESS  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

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