

WARRANTY DEED

Vol. M77 Page 23439

KNOW ALL MEN BY THESE PRESENTS, That Donald E. Wagner and Betty A. Wagner, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Marion Johnson and Theodore E. Crawford, not as tenants in common, but with 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 Westerly 49.86 feet of Lot 6 in Block 8 of Original Town of Linkville, now City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for the year 1979-80 are now a lien but not yet payable.
2. Liens and assessments of the City of Klamath Falls, for monthly water and/or sewer service.
3. Reservations and restrictions contained in Deed from G. O. Erlandson et al to Donald E. Wagner and Betty A. Wagner, husband and wife, dated January 14, 1977, recorded February 3, 1977, in Deed Volume M77 page 1946, records of Klamath County, Oregon, as follow:

(For continuation of this document, see reverse side of this deed.)

(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 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 whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$43,500.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 3 day of October, 1979; 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)

Donald E. Wagner
Donald E. Wagner
Betty A. Wagner
Betty A. Wagner

STATE OF OREGON,)
County of Klamath) ss.
October 3, 19 79.

Personally appeared the above named Donald E. Wagner and Betty A. Wagner, husband and wife,

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8.5.83

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:

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
<u>Samuel</u>	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
<u>Theodore E Crawford</u>	
<u>412 High</u>	
<u>K. Falls, Or</u>	
NAME, ADDRESS, ZIP	

SPACE RESERVED
FOR
RECORDER'S 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/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy

"...RESERVATION: At any time before February 1, 1985, grantors, or their successors, reserve the right to re-enter upon and take the southeasterly 10 feet of the above described property without compensation to grantee, or the successors, if grantors find the said 10 feet necessary or useful in widening the alley way between the property granted herein and grantor's other, adjacent property; provided that all costs of demolition of structures thereon and of placing a retaining wall and fence along the re-established boundary shall be borne by grantors."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

called for record at request of Klamath County Title Co.

this 3rd day of October A.D. 1979 at 4:04 clock P.M., on

filed and recorded in Vol. M79 of Deeds on Page 23439

W.D. MILNE, County Clerk

By Bernetha Hetch

Fee, \$7.00

and that the grantors, their heirs, successors and assigns forever, do hereby covenant to and with said grantees and their heirs, successors and assigns that the grantors, their heirs, successors and assigns, shall not, in any way, interfere with the use of the above described property for the purpose of the reservation herein made, except as provided in the deed of this date and those appearing upon the

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and that the grantors, their heirs, successors and assigns forever, do hereby covenant to and with said grantees and their heirs, successors and assigns that the grantors, their heirs, successors and assigns, shall not, in any way, interfere with the use of the above described property for the purpose of the reservation herein made, except as provided in the deed of this date and those appearing upon the

Donald E. Wagner
Betty A. Wagner

STATE OF OREGON, County of Klamath

and that the grantors, their heirs, successors and assigns forever, do hereby covenant to and with said grantees and their heirs, successors and assigns that the grantors, their heirs, successors and assigns, shall not, in any way, interfere with the use of the above described property for the purpose of the reservation herein made, except as provided in the deed of this date and those appearing upon the

Notary Public for Oregon
My commission expires:

STATE OF OREGON
County of Klamath
I certify that the within instrument was recorded for record on the 19 day of October A.D. 1979 and recorded on the 19 day of October A.D. 1979 in book 11 of the Deeds of the County of Klamath, Oregon.
Witness my hand and seal of the County of Klamath, Oregon, this 19 day of October A.D. 1979.

Donald E. Wagner
Betty A. Wagner
Bernetha Hetch