



75451

WARRANTY DEED

Vol. 77 Page 24258



KNOW ALL MEN BY THESE PRESENTS, That JOHN E. INMAN and BOBBIE J. INMAN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT N. CRIDER and RAMONA I. CRIDER, 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 South half of the Northwest quarter of the Northwest quarter of the Northeast quarter that lies west of U. S. Highway 97 in Section 28, Township 34 South, Range 7 East of the Willamette Meridian in Klamath County, Oregon.

TOGETHER WITH an easement 30 feet in width and being 15 feet on each side of the following described center line: "Beginning at the intersection of said centerline and the West right of way line of U. S. Highway 97, said centerline being 15 feet North of the Southerly line of the North half of the South half of the Northeast quarter of the Northeast quarter; thence from point of beginning West to a point 15 feet East of the Westerly line of the North half of the South half of the Northeast quarter of the Northeast quarter; thence North 660 feet to a point that is 15 feet North of the Southerly line of the North half of the North half of the Northeast quarter of the Northeast quarter; thence West 690 feet; thence South 15 feet to the Northerly line of the South half of the Northwest quarter of the Northwest quarter of the Northeast quarter, Section 28, Township 34, South, Range 7 East of the

(continued on reverse.... (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 set forth above and apparent upon the land,

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 \$15,000.00

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 15th 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)

John E. Inman
Bobbie J. Inman

STATE OF OREGON,)
County of Klamath) ss.
October 15, 1979

Personally appeared the above named John E. Inman and Bobbie J. Inman

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

Before me: [Signature]
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 8-23-81

STATE OF OREGON, County of) ss.
October 15, 1979

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:

Robert N. & Ramona I. Crider
3324 W. 185th Street
Torrance, Ca. 90504

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of) ss.
I certify that the within instrument was received for record on the day of 1979, 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

legal description continued
Willamette Meridian, Klamath County, Oregon."

24259

SUBJECT TO:

1. 1979-1980 taxes, a lien in an amount to be determined but not yet due and payable. 2. Reservations, including the terms and provisions thereof, of all subsurface rights, except water, to the heirs of Francis Isaacs, by instrument recorded June 4, 1958 in Volume 299, page 626, Klamath County Deed Records. 3. Reservation, including the terms and provisions thereof, to Pacific Telephone & Telegraph Company, by instrument recorded June 4, 1958 in Volume 299, page 616, Klamath County Deed Records. 4. An easement created by instrument recorded April 11, 1977 in Volume M77, page 6031, Klamath County Microfilm Records, in favor of George A. Pondella, Jr., affecting the West 30 feet, of the herein described property.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Frontier Titel & Escrow Co.

this 15th day of October A. D. 1979 at 3:50'clock P. M., and

fully recorded in Vol. M79 of Deeds on Page 24258

Wm D. MILNE, County Clerk

Fee \$7.00

By Barbara J. Hitch

[Signature]

STATE OF OREGON
County of Klamath
I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the instrument recorded in the office of the County Clerk of Klamath County, Oregon, on the 15th day of October, 1979, at 3:50 P. M., and fully recorded in Volume M79 of Deeds on Page 24258.

NOTARY PUBLIC
My commission expires _____
16-52-61

STATE OF OREGON
County of Klamath
I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the instrument recorded in the office of the County Clerk of Klamath County, Oregon, on the 15th day of October, 1979, at 3:50 P. M., and fully recorded in Volume M79 of Deeds on Page 24258.

NOTARY PUBLIC
My commission expires _____
16-52-61