

K-33554

WARRANTY DEED

87766

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This Indenture Witnesseth, THAT MALCOLM D. CRAWFORD and LONDA L. CRAWFORD,

husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto HERMAN E. MAXSON and BERNICE MAXSON, husband and wife,

their heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 4 of Block 4 of MOYINA MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Taxes for 1980-81, which are now a lien but not yet payable.
2. Rights of way and easements apparent on the land and of record, including the easement in favor of Pacific Power & Light Company, recorded March 15, 1966, in Vol. M-66, page 2196, Deed Records of Klamath County, Oregon.
3. Rules, Regulations & Assessments of the South Suburban Sanitary District.
4. Reservations and restrictions contained in the dedication of the Plat of Moyina Manor according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

The true and actual consideration for this transfer is \$ 56,000.00. being

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee their heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantees, their heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those set forth above, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, grantors have hereunto set their hands and seals this 4th day of August 19 80.

(SEAL)

Malcolm D. Crawford

(SEAL)

(SEAL)

Londa L. Crawford

(SEAL)

STATE OF OREGON, County of Klamath ss. August 4, 19 80

Personally appeared the above named Malcolm D. Crawford and Londa L. Crawford, husband and wife,

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

Before me

Notary Public for Oregon

My commission expires

7-19-82

After recording return to:

Mr. and Mrs. Herman E. Maxson
6528 Climax
Klamath Falls, Oregon 97601

Until a change is requested, all tax statements shall be sent to the following name and address:
same as above

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 4th day of August, 19 80, at 4:10 o'clock P. M. and recorded in book M80 on page 14480 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk—Recorder

By

Bernice A. Lettich

Fee \$3.50

Deputy

Wm. M. Ganong—Attorney
P.O. Box 57
Klamath Falls, OR 97601

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