

91996

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
THOMAS L. CRAWFORD and ELLEN M. CRAWFORD, husband and wife

Lot 31 of Valley View according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Also, a strip of land located in the NW $\frac{1}{4}$ of Section 12 Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the 3/8 inch iron pin marking the Northwest corner of Lot 31, Valley View Subdivision a duly recorded subdivision plat; thence North 0°13' West along the East right-of-way line of Patterson Street a distance of 15.0 feet to the centerline of the Enterprise Irrigation Canal; thence North 73°49' East along the centerline of said canal a distance of 124.82 feet to the East line of said Valley View Subdivision; thence South 0°13' East along the East line of said subdivision a distance of 15.0 feet to the Northeast corner of said Lot 31; thence South 73°49' West along the North line of said Lot 31 a distance of 124.82 feet to the point of beginning.

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 restrictions of record, or easements and restrictions

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.

and demands of all persons whomsoever, except those claiming under the said grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$100,000.00.

However, the actual consideration consists of real and personal property, and the consideration is to be paid in installments.

part of the consideration, this deed and where the context so requires, the singular includes the plural and all grammatical

equally to corporations and to individuals.

1980

In construing this deed and where the context so requires, the singular includes the plural and all 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 27th day of October, 1980;

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.

Thomas L. Bowers
President

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

Personally appeared the above named
THOMAS L. CRAWFORD and ELLEN M.
CRAWFORD, husband and wife

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) *Shel*

Notary Public for Oregon

Notary Public for Oregon
My commission expires: 12-6-81

Thomas L. and Ellen M. Crawford
3055 Patterson Street
Klamath Falls, Oregon 97601

Michael S. Waxler
2113 Radcliffe
Klamath Falls, Oregon 97601

After recording return to:

KFFS-1h
540 Main

NAME, ADDRESS, ZIP

NAME, ADDRESS,

All - change is requested all tax statements shall be sent to the following address.

KFFS+L
540 Main

NAME ADDRESS, ZIP

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19_____, and
who, being duly sworn,

Personally appeared _____ 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 be-
half 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)

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County ofKlamath.....

I certify that the within instrument was received for record on the
3rd day of November, 1980,
at 11:53 o'clock A.M., and recorded
in book/reel/volume No. M80 on
page 21234 or as document/fee/file/
record/microfilm No. 91996
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne
NAME TITLE
By *S. M. Smith* Deputy

Fee \$3.50