

K-33953

FORM No. 633—WARRANTY DEED (Individual or Corporate).  
1-1-74

93087

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Phillip Graham Crow, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Arlan Donahue, 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:

Lot 4 in Block 16 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 easements or restrictions of record, or easements and restrictions common to the area or apparent on the face of the land and the existing mortgage with Klamath First Federal 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 \$72,900.00. (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 24th day of November, 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.

(If executed by a corporation, affix corporate seal)

Phillip Graham Crow

STATE OF OREGON,

County of Klamath } ss.  
November 24, 1980.

Personally appeared the above named  
Phillip Graham Crow

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

Before me, *Mildred Lewis*

Notary Public for Oregon

My commission expires: 7/19/82

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
November 24, 1980.

Personally appeared \_\_\_\_\_ and  
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 \_\_\_\_\_

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.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Phillip Graham Crow  
1445 Hionda Avenue  
Eugene, OR

GRANTOR'S NAME AND ADDRESS

Arlan Donahue through Robert Thomas  
930 Klamath Avenue  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Arlan Donahue

930 Klamath Ave.  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 24th day of NOVEMBER, 1980, at 4:31 o'clock P.M., and recorded in book/reel/volume No. M 80 on page 23063 or as document fee/file/instrument/microfilm No. 93087. Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Jacqueline Mettler* Deputy

FEE \$ 3.50