

95870

T/A #M-38-23224-7 m8/ Page 2424
WARRANTY DEED (CORPORATION)

52
RALPH A. CRAWFORD CO., formerly PADDOCK REAL ESTATE COMPANY, a
corporation, hereinafter called grantor, conveys to
(State of Incorporation)
BILL J. BANION and SHIRLEY J. BANION, husband and wife

81 FEB 19 81
that real property situated in Klamath County, State of Oregon, described as:

Lot 10, Block 3, Tract No. 1002, LA WANDA HILLS, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is owner of the above described property free of all encumbrances except

See attached Exhibit "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 73,000.00 *

**

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this
day of February, 19 81.

(Corporate Seal)

By Ralph A. Crawford President

By Secretary

STATE OF OREGON, County of Klamath) ss.

February 12, 19 81

Personally appeared Ralph A. Crawford who, being duly sworn,
did say that he is the President of
Ralph A. Crawford Co. 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 he acknowledged said
instrument to be its voluntary act and deed.



Before me: Darlene J. Addington
Notary Public for Oregon
My commission expires: March 22, 1981

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (CORPORATION)

TO

After Recording Return to: Tapes!
Mr. & Mrs. Bill J. Banion
5610 Hart Court
Klamath Falls, OR 97601

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
on page Records of Deeds of said County.
Witness my hand and seal of County affixed.

Title
By Deputy

EXHIBIT "A"

2425

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of LaWanda Hills.
2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded November 14, 1975 in Book M-75 at page 14401, Microfilm Records.
3. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$48,300.00 dated June 11, 1979, recorded June 15, 1979 in Book M-79 at page 14206, Paddock Real Estate Company, Inc., Trustor, William Sisemore, Trustee, Klamath First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, Beneficiary, which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
/his 12th day of February A. D. 1981 at 3:52 o'clock P. M., and
duly recorded in Vol. M81, of Deeds on Page 2424.

EV. LYN BIEHN, County Clerk

By Bernetha A. Letsch

Fee \$7.00