

5209

WARRANTY DEED (INDIVIDUAL)

TA M-01-1416-4 Vol M-81 Page 17708

CLIDEAN T. DETROIT

RICHARD S. CRAWFORD and RUBY N. CRAWFORD, hereinafter called grantor, convey(s) to husband and wife

of Klamath, State of Oregon, described as: all that real property situated in the County

Lots 3 and 4, IMPERIAL ACRES, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the 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 \$ 45,000.00 .\*

Dated this 2nd day of October, 19 81.

Clidean T. Detroit

STATE OF OREGON, County of Klamath ) ss.

On the 6th day of October, 19 81 personally appeared the above named Clidean T. Detroit and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Dorlene T. Addington  
Notary Public for Oregon

My commission expires: 3-22-85

- \* 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 (INDIVIDUAL)

TO

After Recording Return to:

TA - BRANCH

STATE OF OREGON, )

County of ) ss.

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.

By Deputy

## EXHIBIT "A"

## SUBJECT TO:

1. 1981-82 taxes, a lien in an amount to be determined, but not yet payable.
  2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat.
  3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
  4. Reservations and conditions imposed by instrument, including the terms and provisions thereof, recorded November 28, 1939, in Deed Volume 125 at page 513, Records of Klamath County, Oregon.
  5. Right of way across a portion of Lot 4, conveyed to the State of Oregon by an instrument recorded February 8, 1955 in Deed Volume 272, Page 205, Records of Klamath County, Oregon.
  6. 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 \$16,000.00
- Dated : January 13, 1976  
 Recorded : January 14, 1976 Book: M-76 at page 657  
 Trustor : David W. Detroit and Clidean T. Detroit,  
 Trustee : William Ganong, Jr.  
 Beneficiary : First Federal Savings and Loan  
 which Trust Deed the Grantees herein do not assume and agree to pay

CSD

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_

this 6th day of Oct A.D. 19 81 at 3:46 clock P.M., and  
 duly recorded in Vol. M-81, of Deeds on Page 17708

By EVELYN BIEHN, County Clerk  
[Signature]

Fee \$8.00