

5431 MTC-10688-L

WARRANTY DEED

Vol. 178 Page 17750

KNOW ALL MEN BY THESE PRESENTS, That

Edwin D. Jiles

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Arthur D. Crisp and Genevieve A. Crisp, Husband and Wife

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, Block 3, OREGON SHORES SUBDIVISION, TRACT 1053, 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 as stated on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 8,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 29th day of September, 19 81; 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)



OFFICIAL SEAL
GILBERT H SEDILLO
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires AUG 10, 1984

Edwin D. Jiles
Edwin D. Jiles

STATE OF OREGON, County of Klamath, 19 81.

County of Los Angeles, 29, 19 81.

Personally appeared the above named
- EDWIN D. JILES -

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

Before me:
(OFFICIAL SEAL) Gilbert H. Sedillo
Notary Public for California
My commission expires: AUG 10, 1984

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.

Before me:

(OFFICIAL SEAL)

Edwin D. Jiles
203 West 232 Place
Carson, Calif. 90745

GRANTOR'S NAME AND ADDRESS

Arthur D. Crisp and Genevieve A. Crisp
P.O. Box 404
Agoura, California 91301

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

per grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19 81,

at o'clock M., and recorded in book on page or as file/real number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

SUBJECT TO:

17751

1. Taxes for the fiscal year 1981-1982, a lien, not yet due and payable.
2. Reservations as contained in plat dedication, to wit:
"A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; 16 foot utility easements, centered on lot lines or as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owners to be at his own risk; All streets to be maintained by the lot owners within this subdivision; Additional restrictions or conditions as provided for in any recorded protective covenants or Homeowners Association documents."
3. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded August 13, 1973 in Volume M73, page 10698, Microfilm Records of Klamath County, Oregon.
4. A 5 foot easement along the Northerly boundary line as shown on dedicated plat.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 7th day of October A.D. 1981 at 2:17 o'clock P.M.

duly recorded in Vol. M-81, of Deeds on Page 17750

EVELYN BIEHN, County Clerk

By [Signature]

Fee \$8.00