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MTC 11592-K

WARRANTY DEED

Vol. 482 Page 14459

KNOW ALL MEN BY THESE PRESENTS, That

TERRY A. WHITE and CAROLYN M. WHITE,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK L. CRITTENDEN and MAURIZIA G. CRITTENDEN, husband and wife, 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:

The S¹/₂ S¹/₂ NE¹/₄ SW¹/₄ and that portion of the S¹/₂ S¹/₂ NW¹/₄ SE¹/₄ lying Westerly of the Sprague River, in Section 23, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

- continued on the reverse side of this deed -

(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 side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 21,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 20th day of October, 1982; 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)

TERRY A. WHITE
CAROLYN M. WHITE

STATE OF OREGON,

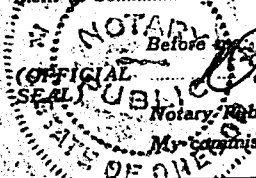
County of Clackamas

October 20, 1982

Personally appeared the above named

TERRY A. WHITE and CAROLYN M. WHITE,
husband and wife

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



Notary Public for Oregon
My commission expires: 7-29-86

STATE OF OREGON, County of Clackamas

Personally appeared

and 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 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:

Notary Public for Oregon
My commission expires:

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 00.82 991, 19 at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer

By

Deputy

Mr. & Mrs. Terry A. White
9480 S. Gribble Road
Canby, OR 97013

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Mark L. Crittenden
3885 Bohannon Drive
Menlo Park, CA 94025

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

82441

- continued from the reverse side of this deed -

14460

SUBJECT TO:

1. Taxes for the fiscal year 1982-1983, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
3. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Sprague River.
4. Reservations and restrictions as contained in Land Status Report recorded in Volume 309, page 123, Deed Records of Klamath County, Oregon, to wit:

"The above described property is subject to any existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, and etc., actually constructed by the United States, with the rights of the United States to maintain, operate, or improve the same, so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513)."

5. An easement as contained in Deed from George L. Palmer et ux and Roy O. Chancy, et ux, as grantors to Terry A. White and Carolyn M. White, husband and wife, recorded August 13, 1979, in Volume M79, page 19252, Microfilm Records of Klamath County, Oregon, to wit:

"Seller reserves a non-exclusive easement for ingress and egress for the public over the existing roadways located on the Easterly portion of the S1/4 NW1/4, lying Westerly of the Sprague River in Section 23, Township 35 South, Range 9 East of the Willamette Meridian, County of Klamath, State of Oregon."

6. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: August 9, 1979
Recorded: August 13, 1979
Volume: M79, page 19254, Microfilm Records of Klamath County, Oregon
Amount: \$14,000.00
Grantor: Terry A. White and Carolyn M. White, husband and wife
Trustee: Transamerica Title Insurance Company
Beneficiary: George L. Palmer & Emma Palmer and Roy O. Chancy & Wilma L. Chancy

The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described Trust Deed.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . . Mountain Title Co.
this 29th day of October A.D. 19 82 at 11:23 clock A.M., and
duly recorded in Vol. M82 of Deeds on Page 14459.

EVELYN BIEHN, County Clerk
By Bernetha A. Detroit
Fee \$8.00