

22007

MTC 12156

WARRANTY DEED — STATUTORY FORM Vol. M83 No. 4900
(Individual or Corporation)

LEO SIMON CRITCHFIELD and VERA FERN CRITCHFIELD

Grantor, conveys and warrants to LINDA G. MCCOY and JEANNIE M. MCCOY, not as tenants in common but with rights of survivorship

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 1 in Block 8, Tract 1090, WAGON TRAIL ACREAGES NO. 1, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ENCUMBRANCES: 1. Subject to the terms and provisions of Wagon Trail Ranch Homeowners Association as set forth in instrument recorded in Volum M72, Page 9677, Microfilm Records of Klamath County, Oregon. 2. Subject to reservations and restrictions as contained in dedication of plat of Wagon Trail Acreages No., 1, Second Addition, to wit: NOTE: Mobile Homes are permitted on lots except the following: Lots 1 through 6, 12 through 18, 27 through 39, 44 and 45 in Block 6; Lot 1, in Block 7; Lots 1 and 10 through 15 in Block 8; Lots 1 through 3, 7 and 8 in Block 9." 3. Reservation and restrictions of Wagon Trail Ranch imposed by instrument recorded August 30, 1972 in Volu M72, Page 9766, Microfilm Reocrd of Klamath County, Oregon, and amended by instruments recorded in Volume M77, page 207 and recorded in Volume M77, page 210, Microfilm Records of Klamath County, Oregon. 4. Declaration subjecting the above subdivision to the covenants, conditions, restrictions of Wagon Trail Ranch recorded in Volume M75, Page 8741, Microfilm Records, Klamath County, Oregon. 6. A 25 foot public utility easement as shown on dedication plat (affects Easterly protion of Lot).

The true consideration for this conveyance is \$ 14,411.87 (Here comply with the requirements of ORS 93.030*).Dated this 30th day of March, 1983; if a corporate grantor, it has caused its name to be signed by order of its board of directors.Leo Simon Critchfield
Leo Simon CritchfieldVera Fern Critchfield
Vera Fern CritchfieldSTATE OF OREGON,)
County of Washington) ss.
March 30, 19 83)Personally appeared the above named
Leo Simon Critchfield

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

Before me:

Marg Jensen
Notary Public for OregonMy commission expires: 3-31-85STATE OF OREGON, County of) ss.
19
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 the

a corporation, and that said instrument was signed 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:* If the consideration consists of or includes other property or value, add the following:
"The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which)".

Grantor's Name and Address

Grantee's Name and Address

After recording return to:
Linda G. McCoy
2720 SW Spring Garden St., Apt. #21
Portland, Or. 97219

Name, Address, Zip

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

as above

Name, Address, Zip

L-303-Oregon 6-1-76

53C-7104

STATE OF OREGON,)
County of Klamath)

ed for record at request of

4 April 1983

9:10 AM, and duly

M83 Deeds

4900

EVELYN B. HILL, County Clerk

Lee Lewis Deputy

4.00