

KNOW ALL MEN BY THESE PRESENTS, That ALBERT F. GRONO and JUNE E. GRONO, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LLOYD L. CRAWFORD and ETHEL B. CRAWFORD, 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:

Lot 5, Block 1, TRACT 1116, SUNSET EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

## MOUNTAIN TITLE COMPANY INC.

(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 \$ 73,500.00

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 23<sup>rd</sup> day of April, 19 83; 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)

ALBERT F. GRONO

JUNE E. GRONO

STATE OF OREGON,

STATE OF OREGON, County of

County of Douglas

April 23, 19 83

Personally appeared

Personally appeared the above named ALBERT F. GRONO and JUNE E. GRONO, husband and wife

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

Before me:

Notary Public for Oregon

My commission expires: 7-2-84

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Albert F. Grono  
4527 El Cerrito  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Lloyd L. Crawford  
4527 El Cerrito  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

MOUNTAIN TITLE COMPANY

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

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 or as

file/teel number Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer  
Deputy

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. Utility easement as shown on dedicated plat.
4. A 25 foot building setback line from street as shown on dedicated plat.
5. Reservations as contained in plat dedication, to wit:  
"Subject to: (1) Easements for future public utilities as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities; (2) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines; (3) All easements and reservations of record, applicable zoning requirements and additional restrictions as provided in any recorded protective covenants."
6. Covenants, 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 September 13, 1976, in Volume M76, page 14336, Microfilm Records of Klamath County, Oregon.
7. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Sunset Village Lighting District.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 29th day of April A. D. 19 83 at 11:06 o'clock A. M., and  
duly recorded in Vol. M83, of 2 Deeds on Page 6617

EVELYN BIEHN, County Clerk

By [Signature]

Fee \$8.00