

## WARRANTY DEED (INDIVIDUAL)

Vol. 183 Page 6775

DAVID S. JEFFERS

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

of Klamath, State of Oregon, described as:

See Attached Exhibit "A".

Subject to:

1. Restrictions contained in Deed dated October 1, 1937, recorded September 19, 1947 in Book 211 at Page 382, as follows: "Reserving, however, unto Grantors, their heirs and assigns, the perpetual right to enter into and upon said premises for the purpose of constructing and/or maintaining irrigation and/or drainage ditches to be used to supply irrigation and/or drainage to other tracts in Morningside Gardens."

2. Trust Deed, including the terms and provisos thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$31,200.00 Recorded September 30, 1977 in Book M-77 Page: 18661 in favor of Klamath First Federal Savings and Loan Assn. which the Grantees herein agree to assume and pay in full according to the terms and provisions contained therein.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_  
as noted above

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 \$ 60,000.00----

Dated this 27th day of April

19 83  
DAVID S. JEFFERS

30

PH 3 STATE OF OREGON, County of Klamath ) ss.

On this 29th day of April, 19 83 personally appeared the above named David S. Jeffers and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2/14/85

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)

JEFFERS

TO

CRAWFORD

After Recording Return to:

Mr. and Mrs. Richard S. Crawford  
2425 Guynn Avenue  
Chico, CA 95926

SEND ALL FUTURE TAX STATEMENTS TO:

Klamath First Federal Savings & Loan  
540 Main Street  
Klamath Falls, OR 97601

STATE OF OREGON, )

) ss.

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 \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Title \_\_\_\_\_ Deputy

## EXHIBIT "A"

DESCRIPTION

A tract of land situated in the S $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 21, Township 39 South, Range 9 East of the Willamette Meridian; thence South along the West Section line, 238 feet to the true point of beginning; thence East 300 feet; thence South 137 feet; thence West 300 feet to the West line of Section 21; thence North 137 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within Midland Road.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

this 2nd day of May A. D. 19 83 at 3:30 o'clock P.M., and

duly recorded in Vol. 183, of 0 Deeds on Page 6775.

EV. LYN BJEHN, County Clerk

By Sue Lewis

Fee \$3.00