

23754

MTC 12412-L WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MARCELLA CRUTCHFIELD, DELANO CRUTCHFIELD, MICHAEL CRUTCHFIELD, and MARCIA RAPP, not as tenants in common, but with the right of survivorship, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MATT D. SHELDON AND GERALDINE RIVAN, not as tenants in common, 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:

A tract of land in Block 7, ALTAMONT ACRES, more particularly described as follows:

Beginning at a point on the North line of LaVerne Avenue 186 feet East of the West line of Lot 11 of said Block 7, said point being 30 feet North of the centerline of LaVerne Avenue; thence North parallel to the West line of Lot 11, 63.80 feet to a point; thence East 121.90 feet to the East line of said Block 7; thence South 63.80 feet to the North line of LaVerne Avenue; thence West along the North line of LaVerne Avenue, 121.90 feet to the point of beginning.

MOUNTAIN TITLE COMPANY INC.

- 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 \$ 34,000.00

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 May, 1983; 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)

STATE OF OREGON,

County of Klamath
May 20, 1983

ss.

Personally appeared the above named Marcella and Delano and Michael Crutchfield and Marcia Rapp

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of _____, 19____ ss.

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Marcella Crutchfield, et al
2310 Oregon Avenue
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mr. Matt D. Sheldon
3567 Laverne Ave.
Klamath Falls, Oregon 97601
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

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 _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Assessments, if any, due to the City of Klamath Falls for water use.
4. Reservations and restrictions as contained in Deed from F. L. Weaver, et ux to Sigurd O. Dahler and Verona Dahler, recorded in Volume 171, page 143, Deed Records of Klamath County, Oregon, to wit:

"Subject, however to all contracts with the United States of America, Klamath Water User's Association and Klamath Irrigation District relative to the reclamation and irrigation of said land, and all rights of way heretofore granted or in use at this time for roads, ditches, canals, and easements therefore; and reserving to the grantors an easement and rights of way for the purpose of constructing and maintaining an irrigation ditch along the boundary line or lines of the land herein before described."

(Affects North 53.8 feet of Lot 11)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..
 this 23rd day of May A. D. 19 83 at 10:32 o'clock A M., and
 duly recorded in Vol. M83, of Deeds on a 7929.

BY EVELYN BIEHN, County Clerk

Fee \$8.00