

28497

K-35612

Vol. 1173 Page 16128

Until a change is requested  
all tax statements shall be  
sent to: STAR ROUTE, HWY 97, MILE POST 180, GILCHRIST, OR. 97737

WARRANTY DEED

David Crider, Judy Jackson, Bette Crider Rzegocki and  
Melinda Crider, Grantors, convey and warrant to David G. Crider  
and Linda S. Crider, husband and wife, Grantees, the real property  
described as:

That part of the SW1/4SE1/4 of Section 33, Township  
23 South, Range 9 East of the Willamette Meridian,  
lying South of the River, containing approximately 8  
acres, more or less, in Klamath County, Oregon.  
TOGETHER WITH an easement for ingress and egress and  
utilities over the northerly sixty-six (66) feet and  
the easterly sixty-six (66) feet of the SE1/4 of the  
SW1/4 of Section 33, Township 23 South, Range 9 East  
of the Willamette Meridian, Klamath County, Oregon.

Free of encumbrances save and except:

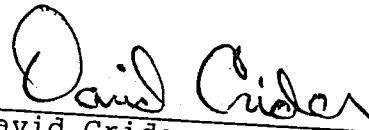
1. Reservations in patents;
2. Taxes for 1982-83 which are now a lien but not yet payable;
3. Liens and encumbrances suffered or permitted by Grantees;
4. Subject to the requirements and provisions of O.R.S. Chapter 481 pertaining to the registration and transfer of ownership of mobile homes and any interest or liens disclosed thereby;
5. Reservations and restrictions, including the terms and provisions thereof, as contained in the Patent from United States of America to Clarence C. Mahn, recorded July 9, 1921, in Volume 56, page 372, Deed records of Klamath County, Oregon, as follows: "Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States.";

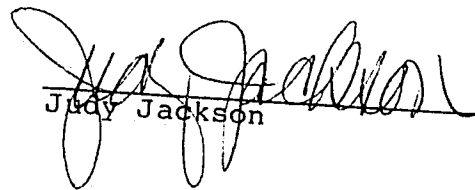
16129  
6. Right of Way, including the terms and provisions thereof, from Erwin O. Morris and Irvadell L. Morris, husband and wife, to the United States of America, dated September 8, 1963, recorded September 24, 1963, in Volume 348, page 265, Deed records of Klamath County, Oregon, being a strip of land 66 feet in width over SW1/4SE1/4 of Section 33, Township 23 South, Range 9 East of the Willamette Meridian.

In addition to the real property herein conveyed, Grantors hereby convey and transfer unto Grantees, their heirs, successors and assigns, all of Grantor's right, title, and interest in and to a certain agreement for power entered into between M. J. Crider and Cameron Cliff.

The true and actual consideration for this conveyance is the sum of \$26,250 paid and to be paid to Grantors Judy Jackson, Bette Crider Rzegocki and Melinda Crider.

DATED this 25<sup>th</sup> day of March, 1983  
~~October, 1982.~~

  
David Crider

  
Judy Jackson

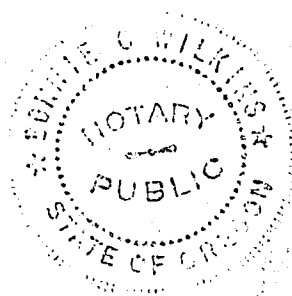
Bette Crider Rzegocki

Melinda Crider

16130

STATE OF Oregon )  
County of Deschutes ) ss.

On Aug. 12, <sup>1983</sup>~~1982~~, personally appeared the above-named  
Judy Jackson and David Greder  
and acknowledged the foregoing instrument to be their voluntary act.  
Before me.



Bonnie C. Wilkins  
Notary Public for 3-11-84 Oregon  
My Commission expires: 3-11-84

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 19th day of Sept. A.D. 1983 at 11:58 clock A.  
duly recorded in Vol. M83, of Deeds on Page 16128

By EVELYN BIEHN, County  
Sam Smith

Fee: \$12.00

Return To:  
First Western Title  
P.O. Box 5609  
Bend, OR 97708

Forcum  
& Parker  
ATTORNEYS AT LAW  
1101 N.W. Bond Street/Bend, Oregon 97701/(503) 389-6964