

31425

MTC 13178

WARRANTY DEED

TEDDY R. CRUMRINE and CARLA A. CRUMRINE

KNOW ALL MEN BY THESE PRESENTS, That as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEROY L. GILDER and CAROL H. GILDER, husband and wife 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 14, Block 1, TRACT NO. 1038, a Re-Subdivision of Lots 10 thru 15, Block 1, MIDLAND HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY INC.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

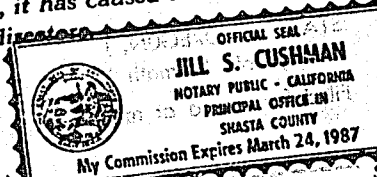
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and apparent on the land,

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 \$52,488.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 8th day of December, 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, 12/15/83

Personally appeared the above named Teddy R. Crumrine and Carla A. Crumrine

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

Before me:

Jill S. Cushman

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3/24/87

Teddy R. Crumrine

Carla A. Crumrine

STATE OF OREGON, County of

Personally appeared

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

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.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Teddy R. Crumrine and Carla A. Crumrine

GRANTOR'S NAME AND ADDRESS

Lee Gilder and Carol H. Gilder  
134 Lee St.  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:  
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,

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/record number Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer  
Deputy

By



21043

## SUBJECT TO:

1. Ditch and utility easement together with ingress and egress as shown on dedicated plat. (Affects Northern 17 8 feet)
2. Building setback line 25 feet from Lee Street and 20 feet from Jennie Drive, as shown on dedicated plat.
3. 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 April 29, 1970 in Volume M70, page 3339, Microfilm Records of Klamath County, Oregon.
4. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
Dated: May 10, 1974  
Recorded: May 10, 1974  
Volume: M74, page 5834, Microfilm Records of Klamath County, Oregon  
Amount: \$26,150.00  
Mortgagor: John D. Gebelin and Elizabeth J. Gebelin, husband and wife  
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs
5. Proceedings pending in the Circuit Court of the State of Oregon for the County of Klamath, File No. 82-421-1, Patricia C. Leach and Midland Hills Water Company, an Oregon corporation as plaintiffs and Johnie T. Collins et al, defendants.

*"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."*

STATE OF OREGON,  
County of Klamath )  
Filed for record at request of

on this 9th day of Dec. A.D. 19 83  
at 12.28 o'clock P M, and duly  
recorded in Vol. M83 of Deeds  
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EVELYN BIEHN, County Clerk

By Sam Smith Deputy

Fee 8.00