

KNOW ALL MEN BY THESE PRESENTS, That PHILLIP GRAHAM CROW

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

WILLIAM E. ADAMS

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 4 in Block 16, BUENA VISTA ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, dated December 21, 1978, and recorded December 22, 1978, in Volume M78, page 28587, Microfilm Records of Klamath County, Oregon, wherein Phillip Graham Crow and Lore Dawn Crow, h & w, are Grantors, William S. Sorensen, Trustee, and Klamath First Federal Savings and Loan Association, is Beneficiary. The Grantee named herein agrees to assume and pay in full said Trust Deed.

## MOUNTAIN TITLE COMPANY INC.

"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."

(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 above 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 \$ 53,000.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 53,000.00. 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 23 day of April, 1985; 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)

X Phillip Graham Crow  
PHILLIP GRAHAM CROW

STATE OF OREGON, WASHINGTON } ss.  
County of KING  
April 23, 19 85

Personally appeared the above named  
PHILLIP GRAHAM CROW

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

STATE OF OREGON, County of ) ss.  
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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:

Phillip Graham Crow  
15910 SE 46th Place  
Bellevue, WA 98006  
GRANTOR'S NAME AND ADDRESS

William E. Adams  
2545 California  
Klamath Falls, OR 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 Klamath

I certify that the within instrument was received for record on the 25th day of April, 19 85, at 3:47 o'clock P.M., and recorded in book M85, on page 6026, or as file/reel number 48142.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By [Signature] Deputy

Fee: \$5.00