

65885

M-30289

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. MS80 Page 16479

KATHERINE DAY

convey(s) to ALFRED CRANDALL and JENNIE CRANDALL, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

The S $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 36, Township 35 South, Range 12 East of the
Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Recitals, including the terms and provisions thereof, as set forth in deed from the United States of America to Ethel Delorme, et al., recorded June 11, 1959 in Book 313 at page 279, Deed Records of Klamath County, Oregon.
3. Easement, including the terms and provisions thereof, as disclosed by deed recorded March 3, 1981 in Book M-81 at page 3618, over the Easterly 30 feet of the above described property.
4. Subject to rules and regulations of Fire Patrol District.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out 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 \$ 8,000.00
The grantor(s) hereby acknowledge(s) that the above described property is being transferred to the grantee(s) for the purpose of conveyance and that the grantor(s) have received the full consideration therefor. However, the grantor(s) do not warrant that the above described property is free of all encumbrances except as shown above.
In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 11 day of September, 19 86.

Katherine Day
Katherine Day

STATE OF OREGON, County of Klamath)ss.
On this 11th day of September, 19 86.

Personally appeared the above named Katherine Day
instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me: Evelyn Biehn
Notary Public for Oregon
My Commission Expires: 3-22-89

Katherine Day

GRANTOR'S NAME AND ADDRESS

Alfred Crandall
Jennie Crandall

GRANTEE'S NAME AND ADDRESS

After recording return to:
Alfred and Jennie Crandall
Box 241
Acampo, CA 95220
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Alfred and Jennie Crandall
Box 241
Acampo, CA 95220
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 12th day of September, 19 86, at 11:37 o'clock A M., and recorded in book/reel/volume No. M36 on page 16479 or as document/folio/instrument/microfilm No. 65935.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Ann Smith Deputy

Fee: \$10.00