

1-1-74

73619

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Steven Lloyd Crabb and Sharon Louise Crabb, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Diane E. Harwood, 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:

The NW $\frac{1}{4}$ of Government Lot 2, Section 2, Township 35 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; Subject, however, to the following:
(1) The rights of the public in and to that portion of the above property lying within the limits of Sprague River Highway.

(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 noted of record as of the date 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 \$8,500.00
~~REMARK: THIS DEED IS VOID UNLESS THE ABOVE CONSIDERATION IS PROVEN BY A WRITTEN INSTRUMENT~~
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 12 day of June AUGUST, 1977; 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)

Steven Lloyd Crabb
Steven Lloyd Crabb

Sharon Louise Crabb
Sharon Louise Crabb

STATE OF OREGON,

County of Klamath } ss.
June August 12, 1977

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

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: _____

Personally appeared the above named Steven Lloyd Crabb and Sharon Louise Crabb, husband and wife, and acknowledged the foregoing instrument to be their _____ voluntary act and deed.

Before me: Kathy R. Mallams
Notary Public for Oregon
My commission expires: 6-13-80

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

DIANE E. LAWRENCE
1241 ENFIELD AV.
RESEDA, CA 91335
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 17th day of April, 1987, at 4:23 o'clock P.M., and recorded in book M87 on page 6599 or as file/reel number 73619.

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

Evelyn Biehn, County Clerk
Recording Officer
By Ann Smith, Deputy

Fee: \$10.00

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