

1-1-74

WARRANTY DEED

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87869

KNOW ALL MEN BY THESE PRESENTS, That FOREST L. SPEARS and ELSIE SPEARS, husband and wife,
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL CRAWFORD
 and SHEILA CRAWFORD, husband and wife, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

All that certain real property more particularly described and set forth
 on Exhibit "A" which is attached hereto and by this reference made a
 part hereof, SUBJECT TO the exceptions on said Exhibit "A" set forth.

(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
 set forth on said attached Exhibit "A"

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 \$ 80,000.00.
 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.)
 part of the consideration.

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 27 day of May, 19 78;
 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)

Forest L. Spears
Elsie Spears

STATE OF OREGON,)
 County of Klamath) ss.
 May 22, 19 78

Personally appeared the above named FOREST
L. SPEARS and ELSIE SPEARS,
 husband and wife,

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

Before me:
 (OFFICIAL SEAL) Notary Public for Oregon
 My commission expires: 10-20-81

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 be-
 half 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:

Forest L. & Elsie Spears

GRANTOR'S NAME AND ADDRESS

Michael & Sheila Crawford

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath 1st Federal St
540 Main St
Klamath Falls OR 97601
 NAME, ADDRESS, ZIP

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

Michael & Sheila Crawford
Route 1, Box 922-EG, Del Fatti Lane
Klamath Falls, Oregon 97601
 NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of _____

I certify that the within instru-
 ment was received for record on the
 day of _____, 19 _____,
 at _____ o'clock _____ M., and recorded
 in book _____ on page _____ or as
 file/reel number _____,
 Record of Deeds of said county.
 Witness my hand and seal of
 County affixed.

SPACE RESERVED
 FOR
 RECORDER'S USE

By _____ Recording Officer
 Deputy

EXHIBIT "A"

The following described real property in Klamath County, Oregon: **8579**
 All in Section 30, Township 39 South, Range 9 East of the Willamette Meridian.

The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and that portion of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ as follows:

Easterly, from an 3/4" iron pipe located at the intersection of the North boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and the Southeasterly highway right of way 607 feet along a fence line, generally accepted as the North boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, to an 3/4" iron pipe, the point of beginning; thence S1054'40"W a distance of 455.3 feet to a 3/4" iron pipe reference monument; thence S890 of 10.3 feet to the center of an irrigation ditch; thence S890 41'10"W along the center line of said irrigation ditch as the same is presently located and constructed, 285 feet; thence due South to the center line of Del Fatti Road a distance of 855 feet more or less; thence Easterly, along the center line of said road to the SE corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence Northerly along the Easterly line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ to the Northerly boundary of said SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence Westerly along the Northerly boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 230 feet more or less to the point of beginning. EXCEPTING THEREFROM those portions deeded to the public for road purposes in Deed Book 297 at page 258.

SUBJECT TO: 1978-79 real property taxes and all future real property taxes and assessments; Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

The above property has been granted Special Assessments for Farm Use and when same is terminated it will be subject to additional ad valorem tax.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of June A.D., 19 88 at 3:40 o'clock P M., and duly recorded in Vol. M88 day
 of Deeds on Page 8579
 FEE \$13.00
 Evelyn Biehm
 By Mary Mason County Clerk