

5190 MTC #24735-N

## WARRANTY DEED

Vol. 91 Page 1590

KNOW ALL MEN BY THESE PRESENTS, That Rutherford John Burkett and Mary Ann Burkett, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Crescent Oil Company, Inc., an Oregon corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

Lots 5 and 6, Block 1, ORIGINAL TOWN OF CHEMULT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH: A nonexclusive perpetual easement over and across Lot 4 of Block 1, for the following purposes: Access to said Lots 5 and 6 from U.S. Highway 97. And parking of vehicles.

## MOUNTAIN TITLE COMPANY

"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."

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 and the above granted premises, free from all encumbrances except all those of record and those apparent to the land 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 \$ 20,000.00

~~Whereof the amount of consideration paid for this transfer, stated in terms of dollars, is \$ 20,000.00, and the balance of the consideration paid for this transfer, stated in terms of dollars, is \$ 0.00, which is the whole of the consideration paid for this transfer, stated in terms of dollars, is \$ 20,000.00.~~

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 14th day of January, 19 91; 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.

STATE OF OREGON, )  
County of Klamath ) ss.  
January 23, 19 91

*Rutherford John Burkett*  
Rutherford John Burkett  
*Mary Ann Burkett*  
Mary Ann Burkett

Personally appeared the above named  
Rutherford John Burkett  
and Mary Ann Burkett

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

Before me, *Nancy M. Munn*  
Notary Public for Oregon  
My commission expires: 6/8/92

STATE OF OREGON, County of ) ss.  
The foregoing instrument was acknowledged before me this  
19 91, by  
president, and by  
secretary of

a corporation, on behalf of the corporation.  
Notary Public for Oregon  
My commission expires: (SEAL)

John & Mary Ann Burkett

P. O. Box 192

Chemult, OR 97731

GRANTOR'S NAME AND ADDRESS

Crescent Oil Company, Inc.

P. O. Box 617

Gilchrist, OR 97737

GRANTEE'S NAME AND ADDRESS

After recording return to:

Crescent Oil Company, Inc.

P. O. Box 617

Gilchrist, OR 97737

NAME, ADDRESS, ZIP

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

Crescent Oil Company, Inc.

P. O. Box 617

Gilchrist, OR 97737

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDERS USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 24th day of Jan., 19 91, at 4:05 o'clock P.M., and recorded in book M91 on page 1590 or as file/reel number 25190, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By *Pauline Muelender* Deputy

Fee \$28.00