

OK

28725

WARRANTY DEED  
K-43120Vol. m9 / Page 7856

SUSAN G. CROWDER

KNOW ALL MEN BY THESE PRESENTS, That SUSAN G. ELLIOTT WHO ACQUIRED TITLE AS hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICKY DAVID ELDER and LARRY M. THOMPSON each as to an undivided one-half interest, 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:

Lot 7 in Block 1, CASA MANANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 rules and regulations and assessment of South Suburban Sanitary District; reservations and restrictions of record; also subject to a Mortgage in favor of the State of Oregon, Department of Veterans' Affairs recorded January 11, 1979, in Volume M79, page 84 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 \$ 47,759.14. However, the actual consideration consists of or includes other property or value given or promised which is ~~part of the~~ consideration (indicate which). (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 22nd day of April, 1991; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Susan G. Elliott  
Susan G. Elliott

Susan G. Elliott

STATE OF OREGON, County of Multnomah ) ss.

This instrument was acknowledged before me on April 22, 1991, by Susan G. Elliott formerly Susan G. Crowder

This instrument was acknowledged before me on April 22, 1991, by Susan G. Elliott formerly Susan G. Crowder

as

Chris Stanton  
CHRIS STANTON

NOTARY PUBLIC - OREGON

My Commission Expires 12/21/93

Chris Stanton  
Notary Public for Oregon

My commission expires 12/21/93

SUSAN G. ELLIOTT

GRANTOR'S NAME AND ADDRESS

RICKY DAVID ELDER and LARRY M. THOMPSON

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Crater Title Insurance Co.  
604 West Main  
Medford, Oregon 97501

NAME, ADDRESS, ZIP

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

RICKY DAVID ELDER and LARRY M. THOMPSON  
c/o State of Oregon, Dept. of Veterans' Aff.  
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 29th day of April, 1991 at 11:49 o'clock A.M., and recorded in book/reel/volume No. M91 on page 7856 or as fee/file/instrument/microfilm/reception No. 28725, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Debra M. Mulholland Deputy

Fee \$28.00