

31634

WARRANTY DEED

Vol. m91 Page 12968

KNOW ALL MEN BY THESE PRESENTS, That HARRY A. CROSBY and HELEN P. CROSBY, husband and wife Vol. 791 Page 1296  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID E. WALTON and DAWNA M. WALTON, husband and wife  
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 4 and 6, Block 77, BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed (including terms and provisions) dated January 16, 1984 and recorded January 21, 1984 in Volume M84, page 1113, Microfilm Records of Klamath County, Oregon, wherein the Beneficiary is Klamath First Federal Savings and Loan Association. The above grantors does not agree to assume and to pay in full.

5 "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  
4 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 those of record and those apparent upon the land, if any, as the date of this deed  
grantor will warrant and forever defend the title to the above granted premises unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 47,900.00

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 8th day of July, 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.  
July 8, 1992

HARRY, A. CROSBY  
*Deten P. 7*  
 HELEN P. CROSBY

Personally appeared the above named \_\_\_\_\_  
HARRY A. CROSBY  
HELEN P. CROSBY

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

Before me: Nancy M. Mc  
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\_\_\_\_, by \_\_\_\_\_, \_\_\_\_\_, president, and by \_\_\_\_\_, \_\_\_\_\_, secretary of \_\_\_\_\_.

*a \_\_\_\_\_ corporation, on behalf of the corporation*

Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

~~HARRY A. CROSBY and HELEN P. CROSBY~~

GRANTOR'S NAME AND ADDRESS  
DAVID E. WALTON and DAWNA N. WALTON

GRANTEE'S NAME AND ADDRESS

AFTER RECORDING RETURN TO:  
DAVID E. WALTON and DAWNA N. WALTON  
1845 Last St.  
Klamath Falls, OR 97601

NAME, ADDRESS, CITY

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

DAVID E. WALTON and DAWNA N. WALTON  
1845 Last St.  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath ss.

I certify that the within instrument was  
received for record on the 8th  
day of July, 1991,  
at 4:15 o'clock P. M., and recorded  
in book M91 on page 12968 or as  
file/reel number 31634

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

Evelyn Biehn, County Clerk  
Recording Officer  
By Catherine M. Miller Deputy

Fee \$28.00

**MOUNTAIN TITLE COMPANY**