MOUNTAIN TITLE COMPANY

59970 WARRANTY DEED UTC 29602-KR Vol M93 Page 7913

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM THOMAS CROWDER and EMMY JO CROWDER, as tenants by the entirety *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* CHARLES L. GARDNER *, 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:*

Lot 15 in Block 5 of TRACT NO. 1078, SECOND ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

'93 APR 16 AM 11 23

"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 upon 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 $ 44,000.00 *.*

[redacted]

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 15th *day of* April *, 19* 93 *; 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.*

William Thomas Crowder
WILLIAM THOMAS CROWDER

Emmy Jo Crowder
EMMY JO CROWDER

STATE OF OREGON,
County of Oregon, Washington
April 15 *, 19* 93 *.*

Personally appeared the above named WILLIAM THOMAS CROWDER and EMMY JO CROWDER *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me:

Notary Public for Oregon
My commission expires:

Patricia A. Breese
PATRICIA A. BREESE
NOTARY PUBLIC OREGON
My Commission Expires 1/20/97

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)*

WILLIAM THOMAS CROWDER & EMMY JO CROWDER
16080 SE Sunnyside Rd
Clackamas, OR 97015
GRANTOR'S NAME AND ADDRESS

CHARLES L. GARDNER
8266 W. Zavante
Felton, CA 95018
GRANTEE'S NAME AND ADDRESS

After recording return to:
CHARLES L. GARDNER
8266 W. Zavante
Felton, CA 95018
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
CHARLES L. GARDNER
8266 W. Zavante
Felton, CA 95018
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

FEE $ 30.00

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 16th *day of* April *, 19* 93 *, at* 11:23 *o'clock* A *M., and recorded in book* M93 *on page* 7913 *or as file/reel number* 59970 *, Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muirandolle *Deputy*

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