

63871

WARRANTY DEED
MTC 29075-LK

KNOW ALL MEN BY THESE PRESENTS, That DONALD E. SHAW hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LES CRAWFORD, A MARRIED MAN AS HIS SEPARATE ESTATE, 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 17, Block 24, FOURTH ADDITION, KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 1/3 interest in that well, pump and pumphouse located on Lot 16, Block 24, FOURTH ADDITION, KLAMATH RIVER ACRES along with access to well and being more particularly described in Quitclaim Deed recorded July 19, 1979 in Volume M79, page 17110, Microfilm Records of Klamath County, Oregon, TOGETHER WITH 1987 KLETSWOOD MOBILE X199040.

"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 those of

record and those apparent upon the land, if any, as 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 \$ 59,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the ~~whole~~ 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 22 day of June, 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.

Donald E. Shaw
DONALD E. SHAW

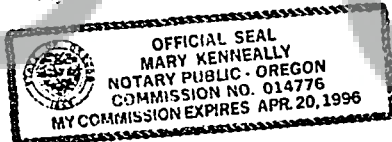
STATE OF OREGON,)
County of Klamath) ss.
June 22, 19 93.

Personally appeared the above named
DONALD E. SHAW

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

Before me:

Mary Kenneally
Notary Public for Oregon
My commission expires: 4/20/96



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

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

DONALD E. SHAW
P.O. BOX 3
KENO, OR 97627

LES CRAWFORD
17815 HAMAKER LANE
KLAMATH FALLS, OR 97601

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KLAMATH FALLS, OR 97601

LES CRAWFORD
17815 HAMAKER LANE
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was received for record on the 30th day of June, 19 93, at 11:03 o'clock A M., and recorded in book M93 on page 15558 or as file reel number 63871.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muelandse Deputy

FEE: \$30.00

MOUNTAIN TITLE COMPANY