

WARRANTY DEED

35523 NF

KNOW ALL MEN BY THESE PRESENTS, That **HARRY ALDRIDGE AND AUDREY ALDRIDGE AS TRUSTEES OF THE ALDRIDGE FAMILY LIVING Dated February 10, 1994** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **BRUCE CROWDER and TERRI CROWDER, husband and wife**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 \$ 49,000.00. 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 30th day of May, 19 95; 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.
May 30, 19 95

TRUSTEES OF THE ALDRIDGE FAMILY LIVING
x Harry Aldridge Trustee
x Audrey Aldridge Trustee

Personally appeared the above named HARRY ALDRIDGE, TRUSTEE AND AUDREY ALDRIDGE, TRUSTEE OF THE ALDRIDGE FAMILY LIVING TRUST dated 2/10/94 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Helen M. Fink
Notary Public for Oregon
My commission expires:



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 _____ (SEAL)
My commission expires:

TRUSTEES OF THE ALDRIDGE FAMILY LIVING
5240 BRISTOL AVE
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS
BRUCE CROWDER and TERRI CROWDER

5138 Bristol Ave
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

BRUCE CROWDER and TERRI CROWDER

5138 Bristol Ave.
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

BRUCE CROWDER and TERRI CROWDER

5138 Bristol Ave
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situate in the S1/2 of the NW1/4 of the SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the quarter section corner common to Sections 11 and 14 Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89 degrees 28' West along the said roadway center line 545.1 feet and South 0 degrees 09' East along the North and South center line of said Section 11 as marked on the ground by a well established fence line 1663.6 feet, and running thence South 0 degrees 16' East 190 feet to a point; thence North 89 degrees 31 1/2' West parallel to the South boundary of said S1/2 of the NW1/4 of the SE1/4 a distance of 85 feet to a point; thence South 0 degrees 16' East 144.2 feet, more or less, to a point in the South boundary line of the said S1/2 of the NW1/4 of the SE1/4; thence South 89 degrees 31 1/2' East along the said boundary line 129.9 feet; thence North 0 degrees 16' West 336.3 feet, more or less, to the center line of the before mentioned roadway; thence South 89 degrees 28' West 44.9 feet, more or less, to the point of beginning.

SUBJECT TO an easement for one half of the above mentioned 60 foot roadway.

TOGETHER WITH A 1977 FLEETWOOD Mobile home with license plate #X145832 which is situate on the real property described herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day
of May A.D., 19 95 at 3:48 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 14267.

Bernetha G. Letsch, County Clerk

By Douglas Millendore

FEE \$35.00