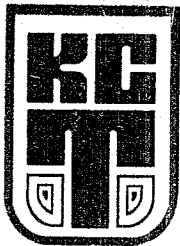


22457



KLAMATH COUNTY TITLE COMPANY

Vol. m96 Page 23389

K-49457-D

STATUTORY WARRANTY DEED (Individual or Corporation)

GARY D. CROUCH AND JANIS E. CROUCH

conveys and warrants to R. CHARLES HALVORSEN AND GWEN KAY HALVORSEN, husband and wife . Grantor.the following described real property in the County of Klamath and State of Oregon. . Grantee.

A tract of land situated in Parcel 1 of "Final Partition 68-92", said Parcel 1 being in Lot 2, Block 2 of TRACT 1080, WASHBURN PARK, and being in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 4, Township 39 South, Range 9 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 3, Block 2 of said "TRACT 1080, WASHBURN PARK", said Point being on the North line of Parcel 2 of said "Final Partition 68-92": thence N. 00°03'30" E. along the line common to said Lots 2 and 3 of "TRACT 1080, WASHBURN PARK", 124.00 feet; thence N. 89°56'30" W. 118.04 feet; thence S. 00°03'30" W. 124.00 feet to the Northwest corner of said Parcel 2, thence S. 89°56'30" E. 118.04 feet to the point of beginning.

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 31,729.18 (Here comply with the requirements of ORS 93.030*).

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.

DATED this 16th day of July 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

GARY D. CROUCH

JANIS E. CROUCH

STATE OF OREGON, County of Marion)ss.

The foregoing instrument was acknowledged before me

this 18 day of July 19 96by Gary D. Crouch andJanis E. Crouch

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me

this _____ day of _____ 19 _____

by _____ and

by _____

of _____

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

June 18, 2000

After recording return to:

R. Charles & Gwen Kay Halverson
3942 LaMarada Way
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Same As Listed Above

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title
on this 1st day of August A.D., 19 96
at 3:19 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 23389.
Bernetha G Letsch, County Clerk

By [Signature] Deputy.

Fee, \$30.00

NAME, ADDRESS, ZIP