

MTC 30266KR

## WARRANTY DEED

Vol. 1796 Page 36723

SPENCER J. MARTIN, JOSEPH VINCENT WACHTER, II and JANICE WACHTER, WITH RIGHTS OF SURVIVORSHIP,  
 Grantor(s) hereby grant, bargain, sell and convey to:  
 TERRY ALLEN CRANE, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY,  
 Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
 SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:  
 and the 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.

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.

The true and actual consideration for this conveyance is pursuant to an IRC 1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. Box 15, Lookout, CA 96054

Dated this 13<sup>th</sup> day of November 1996

Spencer T. Martin by Joseph Vincent Wachter, II

Janice Wachter

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGONCOUNTY OF KlamathSS. November 13 1996

Personally appeared the above named JOSEPH VINCENT WACHTER, II for himself  
 and as attorney-in-fact for SPENCER T. MARTIN and JANICE WACHTER for herself  
 and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd

Notary Public for OregonMy commission expires 11/16/99

(seal)

ESCROW NO. MT39266-KR

Return to:  
TERRY ALLEN CRANEP.O. BOX 15LOOKOUT, CA 96054

36724

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at the Southeasterly corner of Lot 10 in Block 7, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northwesterly along the Westerly line of 8th Street, 65 feet; thence Southwesterly at right angles to 8th Street, 520.0 feet; thence Southeasterly parallel with 8th Street, 5 feet; thence Southwesterly at right angles to 8th Street, 8 feet; thence Southeasterly parallel with 8th Street, 60 feet to the Northerly line of Mt. Whitney Street; thence Northeasterly along the Northerly line of Mt. Whitney Street 60 feet to the point of beginning, being all that portion of Lots 9 and 10 of Block 7 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 21st day  
of November A.D., 19 96 at 3:50 o'clock P. M., and duly recorded in Vol. M96,  
of Deeds on Page 36723.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Kathleen Rosa