

'97 FEB -6 P3:20

COPYRIGHT 1972

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

NL

32478

WARRANTY DEED

Vol. 1-1097 Page 3724

KNOW ALL MEN BY THESE PRESENTS, That W. EDWIN and ANN CURTIS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH L. and SHARON CROW, husband and wife,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

TRACTS 1 and 2 of Sunshine Tracts (to Merrill), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. This courtesy recording has been requested of ASPEN TITLE & ESCROW, INC.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except reservations, restrictions, rights of way, easements of record and those apparent on the land as shown by the title report

and that grantor will warrant and forever defend the 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 \$20,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) of the sum of \$20,000.00 and the balance of the consideration is in cash.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Salt Lake

This instrument was acknowledged before me on Dec 15, 1992, by W. EDWIN CURTIS ANN CURTIS

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



My commission expires \_\_\_\_\_

W. Edwin and Ann Curtis

6926 W. 2500 Street, 3500 So. 99

West Valley City, Utah

Grantor's Name and Address

Kenneth L. and Sharon Crow

4520 Boardman Avenue

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Kenneth L. and Sharon Crow

4520 Boardman Avenue

Klamath Falls, OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

Kenneth L. and Sharon Crow

4520 Boardman Avenue

Klamath Falls, OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF

County of Klamath } ss.

I certify that the within instrument was received for record on the 6th day of February, 1992, at 3:20 o'clock P.M., and recorded in book/reel/volume No. M97 on page 3724 and/or as fee/file/instrument/microfilm/reception No. 32478, Record of Deeds of said County.

Witness my hand and seal of County, attixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Rose, Deputy.

Fee: \$30.00