

33687

MTC 40605-MG  
WARRANTY DEEDVol. 197 Page 6203

HARRY A. CROSBY and HELEN P. CROSBY, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
CARY A. CROSBY and RHONDA CROSBY, as tenants by the entirety,  
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:

Lot 2 in Block 51 of BUENA VISTA ADDITION, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County,  
Oregon.

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 \$ 40,329.29

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 4935 Wocus Rd Klamath Falls OR 97601

Dated this 27th day of February, 1997.

Harry A Crosby  
HARRY A. CROSBY

Helen P Crosby  
HELEN P. CROSBY

STATE OF Oregon

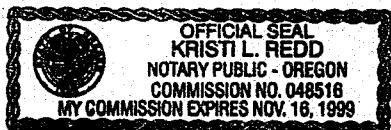
COUNTY OF Klamath

SS. February 27 19 97

Personally appeared the above named Harry A. Crosby and

Helen P. Crosby

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

ESCROW NO. MT40605-MG

Return to:

CARY A. CROSBY

4935 Wocus Rd

Klamath Falls OR 97601

STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 28th day of February A.D., 1997  
at 3:49 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 6203

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.

97 FEB 28 P 3:49