



67515

98 OCT -7 P129

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## STATUTORY WARRANTY DEED

GARY D. CROUCH AND CHRISTOPHER J. MILLER

conveys and warrants to DAVID G. MICHAELIS AND BETTY J. MICHAELIS, HUSBAND AND WIFE Grantor,  
the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,  
SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE  
MADE A PART HEREOF AS THOUGH FULLY SET FOTH HEREIN.....

This property is free of liens and encumbrances, EXCEPT: 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.

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 consideration for this conveyance is \$ 175,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 29 day of September 19 98

Gary D. Crouch  
GARY D. CROUCH

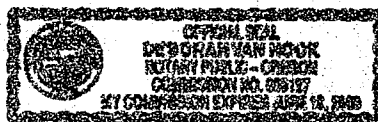
Christopher J. Miller  
CHRISTOPHER J. MILLER  
10/6/98

STATE OF OREGON  
County of Marion } ss.

BE IT REMEMBERED, That on this 2 day of October, 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named GARY D. CROUCH

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Deborah Van Hook  
Notary Public for Oregon.  
My Commission expires 10-18-00

Title Order No. K-52722  
Escrow No. K52722D

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MICHAELIS & CO.  
1225 CRATER LAKE AVE  
MEDFORD, OR 97504

Name, Address, Zip

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

MICHAELIS & CO.  
1225 CRATER LAKE AVE  
MEDFORD, OR 97504

Name, Address, Zip

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## Exhibit A

Parcel 1 of Land partition 74-96 as revised by PLA'S 8-97 and 32-98

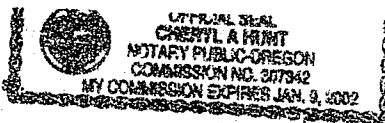
A tract of land being Parcel 1 of Land Partition 74-96 as revised by Property Line Adjustments 8-97 and 32-98, situated in the NE 1/4 of Section 4, Township 39 South, Range 9 East of the Willamette Meridian also known as a portion of Lot 2, Block 2 Washburn Park, Tract 1080, more particularly described as follows:

Beginning at the Northeast corner of said Parcel 1 as revised by Property Line Adjustment 8-97; thence S. 00°03'30" W. 93.83 feet to the Northeast corner of Parcel 1 of Minor Land Partition 12-86; thence N. 89°56'30" W., along the North line of said Parcel 1 of Minor Land Partition 12-86 and it's extension, 373.02 feet; thence N. 00°03'30" E. 93.83 feet to a point on the South line of said Parcel 1 as revised by Property Line Adjustment 8-97; thence S. 89°56'30" E. 373.02 feet to the point of beginning.

SUBJECT TO: an Easement for Ingress and Egress over the Northerly 15 feet of the above described property.

STATE OF OREGON,

County of Lane



FORM No. 23—ACKNOWLEDGMENT.  
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BE IT REMEMBERED, That on this 6 day of October, 1998  
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within  
named Christopher J. Miller  
known to me to be the identical individual he described in and who executed the within instrument and  
acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.

Cheryl A. Hunt  
Notary Public for Oregon  
My commission expires 1-9-02

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy  
and shall become void unless a policy is issued, and the full premium paid.

STATE OF OREGON; COUNTY OF KLAMATH ss.

Filed for record at request of First American Title the 7th day  
of October A.D., 1998 at 1:29 o'clock P. M., and duly recorded in Vol. 898  
of Deeds on Page 36931

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Rose