

200 OCT 13 PM 2:24

OK

WARRANTY DEED

Vol M00 Page 38013KNOW ALL MEN BY THESE PRESENTS, That JACK L. TIDD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

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

(See Exhibit "A" attached hereto)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And said grantor hereby covenants to and with said 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

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 14,900.00.However, the actual consideration consists of or includes other property or value given or promised which is ~~part of the~~ consideration (indicate which).^① (The sentence between the symbols^①, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this day of , 19 89; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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.

Jack L. Tidd
JACK L. TIDDSTATE OF OREGON,)
County of Klamath) ss.
19 89.

Personally appeared the above named

JACK L. TIDDand acknowledged the foregoing instrument to be HIS voluntary act and deed.

Before me:

OFFICIAL
SEALGeorgia J. Bollinger

Notary Public for Oregon

My commission expires: 10-4-91STATE OF OREGON, County of) ss.
19 .Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: (If executed by a corporation,
affix corporate seal)Jack L. TiddP.O. Box 1671Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Joseph L. Crank2342 Greensprings Dr.Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of) ss.I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. , Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By DeputySPACE RESERVED
FOR
RECORDER'S USE

31 CA

EXHIBIT "A"

Lot 18, Block 3, RIVERVIEW, County of Klamath, State of Oregon.

ALSO, a tract of land in the SE1/4 SW1/4 Section 5, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 100.0 feet North of the Southwest corner of the SE1/4 SW1/4 of said Section 5; thence at right angles East parallel with the South boundary of said Section 5; 279.75 feet, more or less, to a point on the Westerly boundary of Green Springs Drive; thence Northerly along the Westerly boundary of Green Springs Drive, 45.5 feet, more or less, to a point on the Southerly line of the Plat of RIVERVIEW, a duly recorded plat; thence North 87 degrees 19 minutes West along the Southerly boundary of RIVERVIEW, 301.8 feet to a point of the West boundary of said SE1/4 SW1/4 of Section 5; thence South along the West line of said SE1/4 SW1/4 of Section 5, 52.0 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a parcel of land located in Section 5, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at an iron pipe marking the Southwest corner of Section 5, said Township and Range; thence South 89 degrees 27 minutes East 1321.5 feet; thence North 8 degrees 59 minutes West 52.7 feet; thence North 0 degrees 18 minutes West 100 feet to the true point of beginning of this description which is a 3" iron pipe marking the initial point of the Plat of RIVERVIEW; thence South 0 degrees 18 minutes East 52 feet; thence North 89 degrees 42 minutes East 50 feet; thence North 0 degrees 18 minutes West to the South line of RIVERVIEW ADDITION; thence North 88 degrees 19 minutes West along the South line of RIVERVIEW ADDITION to the point of beginning. Said description is based on recorded Survey #65 in the County Surveyor's Records.

ALSO EXCEPTING THEREFROM a parcel of land located in said Section, Township and Range more particularly described as follows:

Beginning at the most Southwesterly corner of Lot 18, Block 3, of RIVERVIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Thence Southeasterly in a straight line to a point on

Continued on next page

EXHIBIT "A" CONTINUED

the Westerly right of way of Green Springs Drive, said line being 126 feet more or less to a point 22.5 feet Southeasterly from the Southeasterly corner of Lot 18; thence South along Green Springs Drive 22.5 feet more or less to the Northeast corner of that tract conveyed to Charles L. Hess entered by Deed Recorded in Volume M-76, Page 19826; thence West along the North line of said Hess property 136 feet; Thence Northeasterly in a straight line 48 feet to the point of beginning.

- ALSO EXCEPTING THEREFROM a parcel of land located in said Section, Township, and Range more particularly described as follows:

Beginning at a point 100 feet North of the Southwest corner of the SE1/4 SW1/4 of said Section 5; thence at right angles East parallel with the South boundary of said Section 52 feet and to the true point of beginning; thence North 0 degrees 18 minutes West to the Southwest corner of Lot 19 of RIVERVIEW; thence East along the South line of said lot to the Southeast corner of said Lot 19; thence Southwest parallel to the Green Springs Drive to a point that is East of the point of beginning; thence 87.75 feet West along a line that is parallel to the South Section line to the point of beginning.

Tax Acct. No.:	3909-005CD-08500	Key No.:	534559
Tax Acct. No.:	3909-005CD-08600	Key No.:	534513
Tax Acct. No.:	3909-005CD-08700	Key No.:	796286

State of Oregon, County of Klamath
Recorded 10/18/00, at 2:24 p. m.
In Vol. M00 Page 38013
Linda Smith,
County Clerk Fee\$ 31⁰⁰