

'01 JUL 19 PM2:36

MT 54410 - MS

WARRANTY DEED

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JAMES D. CRAWFORD AND MARCELLA MARTINEZ, WHO ACQUIRED TITLE AS MARCELLA CRAWFORD,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JOHN M. WOOD,

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  
3909-003AB-04700-000 524285


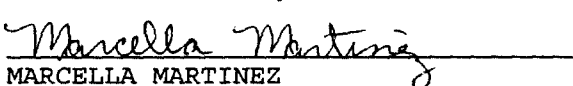
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 82,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1903 CREST STREET, KLAMATH FALLS, OR 97603

Dated this 11 day of July, 2001.

  
JAMES D. CRAWFORD  
  
MARCELLA MARTINEZ

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 12, 2001 by JAMES D. CRAWFORD AND MARCELLA MARTINEZ.

  
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT54410-MS

Return to:  
JOHN M. WOOD  
1903 CREST STREET  
KLAMATH FALLS, OR 97603

**INDIVIDUAL ACKNOWLEDGMENT**

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State of Oregon }  
County of Klamath } ss.

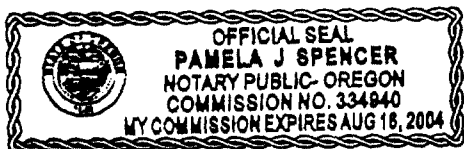
On this the 11th day of July, 2001 ~~x19~~,

before me, Pamela J. Spencer  
Name of Notary Public

the undersigned Notary Public, personally appeared

MARCELLA MARTINEZ  
Name of Signer(s)

☐ personally known to me  
☒ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.

WITNESS my hand and official seal.

Pamela J. Spencer  
Signature of Notary Public

**OPTIONAL**

*Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Warranty Deed

Document Date: July 11, 2001 Number of Pages: 2

Signer(s) Other Than Named Above: James D. Crawford

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

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EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land lying in Lots 44, 45 and 46, Block G, HOMECREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Northeasterly line of Crest Street (Faircrest Street on the Official Plat of Homecrest) said point being 20 feet Southeasterly along the Northeasterly line of Crest Street from the Southwest corner of Lot 44, Block G; thence South 45 degrees 00' East along the Northeasterly line of Crest Street 141.4 feet to a point which lies 20 feet Southeasterly from the Southwest corner of Lot 45, Block G; thence North 63 degrees 00' East 87.6 feet to a point; thence North 26 degrees 00' West 97.0 feet to a point; thence South 79 degrees 00' West 138.0 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 07/19/01 at 2:36 p m.  
In Vol. M01 Page 35451  
*Linda Smith,*  
County Clerk Fee\$ 21<sup>00</sup>