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OK

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That FANNIE LOUISA CROXFORD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD ALBERT HENDRICKS, 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:

Lot 25 in Cregan Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon;

(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 \$ 17,000

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 30 day of January, 1990; 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.

Fannie Louisa Croxford
FANNIE LOUISA CROXFORD

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 Klamath } ss.
Jan. 30, 1990

STATE OF OREGON, County of) ss.
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Personally appeared and

Personally appeared the above named
FANNIE LOUISA CROXFORD

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

and acknowledged the foregoing instrument to be her voluntary act and deed.

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:

Before me:

(OFFICIAL SEAL) Linda L. Hannon

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires: 6-9-93

My commission expires:

(If executed by a corporation, affix corporate seal)

FANNIE LOUISA CROXFORD

STATE OF OREGON, } ss.

GRANTOR'S NAME AND ADDRESS

EDWARD ALBERT HENDRICKS

GRANTEE'S NAME AND ADDRESS

After recording return to:

SPACE RESERVED
FOR
RECORDER'S USE

NAME, ADDRESS, ZIP

State of Oregon, County of Klamath
Recorded 02/04/2003 11:16 a.m.
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Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

EDWARD A. HENDRICKS

3002 DIAMOND

KLAMATH FALLS OR 97601

NAME, ADDRESS, ZIP

By Deputy