

## -WARRANTY DEED-

A-24884

DOUGLAS A. THARP and WALLY J. THARP, husband and wife, grantors, convey to HELEN RAMSEY and JAMES D. RAMSEY, not as tenants in common, but with the right of survivorship, that is, that the fee shall vest in the survivor of the grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

Lot 23 in Block 4 of Wagon Trail Acreages No. One, First Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; 1974-75 taxes are now a lien but not yet payable;

SUBJECT TO: That certain Trust Deed, including the terms and provisions thereof, given by Douglas A. Tharp and Wally J. Tharp, husband and wife, as grantors, to Gerald A. Martin, trustee for Brooks Resources Corp., Beneficiary, dated May 27, 1973, recorded June 5, 1973, Vol. M73, page 6929, Microfilm Records of Klamath County, Oregon, to secure payment of a promissory note, which Trust Deed Grantees herein assume and agree to pay.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Two Thousand Eight Hundred and No/100ths (\$2,800.00) DOLLARS.

DATED this 20th day of September, 1974.  
Until a change is requested mail tax statements to : Mr. James D. Ramsey  
Box 42 Crescent, OR

After recording return to same as above.

STATE OF OREGON } ss.  
County of Joseph

9-20, 1974.

Personally appeared the above-named DOUGLAS A. THARP and WALLY J. THARP, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

James H. Bellrose  
Notary Public for Oregon  
My Commission expires: 7-15-77

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Klamath County Title Inc. Co.

Filed for record at request of \_\_\_\_\_  
this 23rd day of Sept. A.D., 1974 at 9:22 o'clock A.M., and duly recorded in  
Vol. 174 of Deed on Page 12467

Fee \$2.00

WM. D. MILNE, County Clerk  
By William D. Milne Deputy

LAW OFFICE  
BEESEY & KIRKMAN  
115 BOWEN  
KLAMATH FALLS, OR 97603  
(503) 862-6611

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