

98604

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That GERALD D.C. THOMAS and ROMA L.

THOMAS, as tenants by the entirety,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CARRIE R. WEISER,
a single person, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1, Block 83 of KLAMATH ADDITION, EXCEPTING THEREFROM:

Beginning at the most Southerly corner of said Lot 1 said
corner being common to said Lot 1 and Lot 2; thence North
51°04' West along the line common to said Lot 1 and Lot 2,
19.83 feet; thence leaving said lot line North 38°56' East,
52.00 feet to the Southwesterly right of way line of Seventh
Street; thence South 51°04' East along said right of way line,
19.83 feet to the Southeast corner of said Lot 1; thence South
38°56' West along the Southeast line of said Lot 1, 52.00 feet
to the point of beginning.

SUBJECT TO: Reservations, restrictions, easements and/or
rights of way of record and those apparent on the land.

(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 except as
hereinabove set forth,

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 \$ 44,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which) or the same is to be paid by the grantor, if the above stated sum is not sufficient to pay the same.~~

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 4th day of March, 1975;
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.

(If executed by a corporation,
affix corporate seal)

Marlene T. Addington
Notary Public for Oregon
My commission expires

STATE OF OREGON,

County of KLAMATH
March 4, 1975

STATE OF OREGON, County of

) ss.

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

Personally appeared the above named GERALD
D.C. THOMAS and ROMA L.
THOMAS,

and acknowledged the foregoing instru-
ment to be their 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
hall 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)

Before me
Marlene T. Addington
Notary Public for Oregon
My commission expires 3-21-77

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instru-
ment was received for record on the
5th day of March, 1975,
at 3:30 o'clock P.M., and recorded
in book M 75 on page 2554 or as
file/reel number 98604
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

By *Hazel D. Milne* Recording Officer
Deputy
fee 2.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ms. Carrie B. Weiser
c/o Richard Beasley
126 No. 7th, City 97601
NAME, ADDRESS, ZIP

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

Ms. Carrie B. Weiser
c/o Richard Beasley
126 No. 7th, City 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE