

98605

WARRANTY DEED

Vol. 15 Page 2555

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 ANDREW A. SILANI and ALICE E. SILANI, 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:

A portion of Lot 1, Block 83 of KLAMATH ADDITION, being more particularly described as follows:

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 \$ 8,800.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration in this case, and the same is hereby acknowledged and agreed to by the parties hereto.~~

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)

STATE OF OREGON,

Notary Public for Oregon
My commission expires 3-21-77

STATE OF OREGON, County of _____) ss.
March 4, 1975

County of Klamath

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

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.

(OFFICIAL SEAL)
Before me:
Notary Public for Oregon
My commission expires 3-21-77

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mrs. Mrs. Andrew A. Silani
P.O. Box 122
Klamath Falls, Oregon 97604

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

Andrew A. Silani
P.O. Box 122
Klamath Falls, Oregon 97604

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument 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 2555 or as file/reel number 98605.

Record of Deeds of said county.

Witness my hand and seal of County attixed.

Wm. D. Milne

Recording Officer

By Hazel Drayle Deputy
(see 2-90)