

8309

WARRANTY DEED

38-9964 2W 15825
75 1975

KNOW ALL MEN BY THESE PRESENTS, That THEODORE K. THURSTON and FLORITA THURSTON, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ERNEST K. TALLENT, 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:

Lots 22 and 23 of PELICAN ACRES,

SUBJECT TO:

1. Agreement, including the terms and provisions thereof, from Fred McTimmonds, grantor to the United States of America, dated July 25, 1928, recorded July 25, 1928 in Book 82 at page 77, Deed Records of Klamath County, Oregon, regulating the water of Upper Klamath Lake.

2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

(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 set forth above

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 \$ 3,600.00. 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 @, 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 _____ day of _____, 19____; 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,

County of Klamath

November 25, 1975

Personally appeared the above named Theodore K. Thurston and Florita Thurston

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

(OFFICIAL SEAL)

Before me:

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

Notary Public for Oregon
My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 16th day of DECEMBER, 1975, at 10:40 o'clock A.M., and recorded in book M. 75 on page 15825 or as file/reel number 8309, Record of Deeds of said county. Witness my hand and seal of County affixed.

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. Ernest K. Tallent
14630 Millay Lane
Whittier, Calif. 90602
NAME, ADDRESS, ZIP

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

Mr. Ernest K. Tallent
14630 Millay Lane
Whittier, Calif. 90602
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

By D. MILNE
Recording Officer
Hazel [Signature] Deputy

75 DEC 16 AM 10 40