

9933

WARRANTY DEED

Vol. 76 Page

16979

KNOW ALL MEN BY THESE PRESENTS, That

CHARLES D. GRAY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT J. THOMAS and CAROL A. THOMAS, husband and wife, 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:

PARCEL 1: A parcel of land situate in Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:  
Commencing at a 5/8 inch iron pin marking the Southwest corner of Lot 4, Block 3, "Pine Grove Ranchettes" a duly platted and recorded subdivision; thence East along the Southerly boundary of said subdivision, 100.00 feet to the point of beginning for this description; thence continuing along said Southerly boundary, East 100.37 feet; thence leaving said Southerly boundary, South, 200.60 feet to the Northerly right-of-way line of Clovis Drive; thence North 89° 52' 00" West along said Northerly right-of-way line 100.37 feet; thence leaving said Northerly right-of-way line North, 200.37 feet to the point of beginning, containing 0.46 acres, more or less.

PARCEL 2: A parcel of land situate in Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:  
Commencing at a 5/8 inch iron pin marking the Southwest corner of Lot 4, Block 3 of "Pine Grove Ranchettes" a duly platted and recorded subdivision in Klamath County, Oregon; thence East along the Southerly boundary of said subdivision, 200.37 feet to the point of beginning for this description; thence continuing along said Southerly boundary East, 220.00 feet; thence leaving said Southerly boundary South, 201.11 feet; thence North 89° 52' 00" West, 220.00 feet; thence North, 200.60 feet to the point of beginning, containing 1.01 acres, more or less.

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 February, 1976; 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.

X Charles D. Gray  
Charles D. Gray

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of Klamath  
February 1, 1976

Personally appeared the above named  
Charles D. Gray

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

Before me:  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 5-14-76

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 \_\_\_\_\_

\_\_\_\_\_ 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: (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:

GRAY

GRANTOR'S NAME AND ADDRESS

THOMAS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
First Federal Savings & Loan  
540 Main Street  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

First Federal Savings & Loan  
540 Main Street  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 5th day of FEBRUARY, 1976, at 3:04 o'clock P.M., and recorded in book 76 on page 1697 or as file/reel number 9933.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
By \_\_\_\_\_ Deputy  
FEE \$ 6.00

1698

(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: rules, regulations and tariffs, if any, of Mallory Enterprises Public Utility; rights of public in and to any portion of hereinafter described property lying within limits of streets, roads and highways; rights of way created by instruments recorded Aug. 1, 1942 Vol. 149, page 41, Aug. 30, 1960 Vol. 323, page 200 & 202; conditions and restrictions in deed recorded Dec. 8, 1961 Vol. 334, page 261 records of Klamath County, Oregon..... 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 \$ 15,000.00

① ~~Where the instrument is recorded in the public records of the State of Oregon, the consideration shall be deemed to be the amount of the purchase price as stated in the instrument.~~ (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.040.)

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 February, 1976; 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.

X *Charles D. Gray*  
Charles D. Gray

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, }  
County of Klamath } ss.  
February 19, 1976.

Personally appeared the above named  
Charles D. Gray

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

Before me:  
(OFFICIAL SEAL) *Notary Public for Oregon*  
My commission expires: 5-14-76

STATE OF OREGON, County of ..... ) ss.  
February 19, 1976.

Personally appeared ..... and  
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 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:  
Notary Public for Oregon  
My commission expires: .....

GRAY  
GRANTOR'S NAME AND ADDRESS  
THOMAS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
First Federal Savings & Loan  
540 Main Street  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
First Federal Savings & Loan  
540 Main Street  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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 FEBRUARY, 1976, at 3:04 o'clock P.M., and recorded in book M 76 on page 1697 or as file/reel number 9933.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

W. D. MILNE  
By *Hazel Drayton* Deputy  
Recording Officer  
FEE \$ 6.00