

1-1-74

18009

WARRANTY DEED

Page 13075

(C.M.)

KNOW ALL MEN BY THESE PRESENTS, That William B. Thomas and Virginia C. Thomas, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Stephen Gary Thomas, 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

Beginning at a point which is 1980 feet South and 1753 feet East of the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, running thence South 100 feet; thence East 120 feet; thence North 100 feet; thence West 120 feet to the place of beginning;

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ other consideration. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 23rd day of August, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
August 23, 1976

STATE OF OREGON, County of Klamath ) ss.  
1976

Personally appeared the above named William B. Thomas and Virginia C. Thomas, husband and wife

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

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

Personally appeared William B. Thomas and Virginia C. Thomas, 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 Stephen Gary Thomas, 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: Wm. D. Milne  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Stephen Gary Thomas  
Rt. 1, Box 657 W.  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

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 23rd day of August, 1976 at 2:05 o'clock P.M., and recorded in book M76 on page 13075 or as file/reel number 18009

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

Wm. D. Milne  
Recording Officer  
By Harvey DeCarre Deputy

\$3.00

Crank