

23568

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That THEODORE THOMPSON and EVA M. THOMPSON,
 husband and wife,
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN R. THOMAS
 and JULIEANNE K. 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 ap-
 pertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

The Southwesterly 21-2/3 feet of Lot 1 and the Northeasterly 21-2/3 feet of
 Lot 2 in Block 60 of Nichols Addition to the City of Klamath Falls, according
 to the official plat thereof on file in the office of the County Clerk of
 Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northwestern line of Lincoln Street 173-1/3 feet
 Northerly along the said line from the Northeasterly line of Eleventh Street;
 thence continuing Northeasterly along said line of Lincoln Street a distance
 of 43-1/3 feet; thence Northwesterly at right angles to Lincoln Street a dis-
 tance of 120 feet; thence Southwesterly parallel with Lincoln Street a distance
 of 43-1/3 feet; thence Southeasterly at right angles to Lincoln Street a dis-
 tance of 120 feet to the point 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 those
 of record and/or apparent upon the land,

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 \$ 16,500.00.
 However, the actual consideration consists of or includes other property or value given or promised which is
 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 29th day of December, 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)

Theodore Thompson
 Theodore Thompson

Eva M. Thompson
 Eva M. Thompson

STATE OF OREGON,)
 County of Klamath) ss.
 December 29, 1976

STATE OF OREGON, County of _____) ss.
 _____, 19____

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 bu-

half 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:

(OFFICIAL
SEAL)

Personally appeared the above named
Theodore Thompson and Eva M.
Thompson

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

Notary Public for Oregon

My commission expires: 8-12-77

(OFFICIAL
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Steven R. & Julieanne K. Thomas
 22 Nevada Street
 Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs
 1225 Ferry Street, S.E.
 Salem, Oregon 97310

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instru-

ment was received for record on the

30 day of December, 1976

at 3:47 o'clock P.M. and recorded

in book 176 on page 20928 or as

file/reel number 23568

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Wm. D. Milne

Recording Officer

By *Harold Hagan* Deputy

Fee \$3.00