

WARRANTY DEED

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HILTON R. THOMAS

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by AMELIA T. CHAN

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:

Lot 10 in Block 8 of TRACT NO. 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulations of South Suburban Sanitary District.
2. An easement created by instrument recorded April 5, 1940 in Volume 128, page 267, in favor of California Power Co.
3. An easment and right of way created by instrument recorded June 8, 1956 in Volume 284, page 22, in favor of California Oregon Power Co.
4. Easement, covering water mains running to well site described in Deed Volume 285, page 257.
5. A 20 foot building setback from streets as shown on dedicated plat.
6. Public utility easement along rear 16 feet of lot as shown on dedicated plat.
7. Restrictions and easements as contained in plat dedication.

(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 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 \$ 41,900.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 4th day of May, 1977; 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

May 4, 1977

Personally appeared the above named Hilton R. Thomas

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 8-12-77

STATE OF OREGON, County of) ss.

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) 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 be-

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)

STATE OF OREGON,

County of Klamath

I certify that the within instru-

ment was received for record on the

4th day of MAY, 1977,

at 1:40 o'clock P.M., and recorded

in book 77 on page 7694 or as

file/reel number 29078.

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

W. D. MILNE

By Hazel Dray Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Amelia T. Chan

6724 Milbert

Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

First Federal Savings

Shasta Plaza

Klamath Falls, Oregon

NAME, ADDRESS, ZIP