

29854

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That THOMAS H. VAN DYKE, SR., and  
CHERYL K. VAN DYKE, as tenants by the entirety,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
LINWOOD THOMAS and SHEILA J. 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:

A parcel of land situate in the SE $\frac{1}{4}$  of Section 9, Township 39 South,  
Range 10 East of the Willamette Meridian, more particularly described  
as follows:

Commencing at the Northeast corner of the SE $\frac{1}{4}$  of Section 9,  
Township 39 S., Range 10 East of the Willamette Meridian; thence  
North 89°55' West along the centerline of Mallory Drive, 494.72  
feet; thence leaving the centerline of said Mallory Drive, South  
00°08' West 318.58 feet to the true point of beginning of this  
description; thence continuing South 00°08' West 289.20 feet;  
thence North 89°52' West 167.09 feet; thence North 00°08' East  
288.82 feet; thence East 167.90 feet to the point of beginning.

SUBJECT, HOWEVER, TO THE FOLLOWING:

(continued on reverse of this Deed)

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 premises, 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 \$22,600.00.

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 29 day of April, 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)

Thomas H. Van Dyke, Sr.

Cheryl K. Van Dyke

STATE OF OREGON } ss.  
County of Klamath }  
April 29, 1977

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 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:

(OFFICIAL  
SEAL)

Before me:  
(OFFICIAL  
SEAL)  
Notary Public for Oregon  
My commission expires: MARCH 20, 1981

Notary Public for Oregon  
My commission expires:

Thomas H. and Cheryl K. Van Dyke

GRANTOR'S NAME AND ADDRESS

Linwood and Sheila J. Thomas

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal

540 Main

NAME, ADDRESS, ZIP

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

Linwood Thomas  
3919 Pine Grove  
K. F.

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of \_\_\_\_\_

I certify that the within instru-  
ment was received for record on the  
day of \_\_\_\_\_, 19\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_

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

SPACE RESERVED  
FOR  
RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

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Continued.....

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Rules, regulations and tariffs, if any, of Mallory Enterprises, a public utility corporation.
3. Grant of right of way for transmission lines executed by Roy F. Kinsman to The Pacific Telephone and Telegraph Company, a California corporation, dated May 14, 1942, recorded August 1, 1942 in Deed Volume 149, page 41, Records of Klamath County, Oregon. (Blanket easement)
4. Right of way, created by instrument, including the terms and provision thereof, dated July 12, 1960, recorded August 30, 1960 in Volume 323, page 202, Deed Records of Klamath County, Oregon, in favor of The California Oregon Power Company, a California corporation for the installation of two anchors and guys at an undisclosed exact location.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO  
 this 19th day of MAY A. D. 1977 at 2:47 o'clock PM and  
 duly recorded in Vol. 1177 of DEEDS on Page 8773  
 FEE \$ 6.00

Wm D. MILNE, County Clerk

*Hazel Dray*