

30208

WARRANTY DEED

Vol. 11 Page 9295

KNOW ALL MEN BY THESE PRESENTS, That STEVEN R. THOMAS and JULIEANNE K. THOMAS, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT W. GENTRY and SANDRA D. GENTRY, husband and wife
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:

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 distance 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 distance 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 Mortgage in favor of State of Oregon, represented and acting by the Directors of Veterans' Affairs (M59048), recorded Dec. 30, 1976 in Vol. M76, pg 20929, Microfilm Records of Klamath Co., Or., which the herein agrees to assume & pay according to the terms contained therein 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 \$ 18,000.00

However, the actual consideration consists of the sum of \$ 18,000.00, which is the amount of the mortgage in favor of the State of Oregon, recorded in Vol. M76, pg 20929, Microfilm Records of Klamath Co., Or., which the herein agrees to assume & pay according to the terms contained therein 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.

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 26th 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)

STEVEN R. THOMAS

JULIEANNE K. THOMAS

STATE OF OREGON, County of Klamath, 1977.

STATE OF OREGON,
County of Klamath
May 26th, 1977.

Personally appeared the above named
Steven R. Thomas and Julieanne K. Thomas, husband and wife

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

Before me:
Notary Public for Oregon

(OFFICIAL SEAL)
My commission expires: 8-12-77

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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Robert W. Gentry
1129 Lincoln
Klamath Falls, Or.

Until a change is requested all tax statements shall be sent to the following address:
Dept. of Veterans Affairs
1235 Perry St.
Salem, Oregon 97310

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27th day of MAY, 1977, at 12:10 o'clock P.M., and recorded in book M77 on page 9295 or as file/reel number 30208.

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

H. D. MILNE

Recording Officer

By Hazel L. Lutz Deputy

FEE \$ 3.00