FORM No. 633—WARRANTY DEED (Individual or Corporate). MTC 1294-3407 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

30503 WARRANTY DEED Vol. 77 Page 9693

KNOW ALL MEN BY THESE PRESENTS, That J. R. Thomas and Lois M. Thomas husband and wife *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* Jerry L. McCrea and Pauline A. McCrea, 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 appertaining, situated in the County of* Klamath *and State of Oregon, described as follows, to-wit:*

Lot 19 in Block 33, HOT SPRINGS 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.

Subject to: Trust Deed, including the terms and provisions thereof, given to secure an indbetedness with interest thereon and such future advances as may be provided therein.
Dated: April 29, 1977
Recorded; May 3, 1977 in Volume M77, page 7621, Microfilm Records of Klamath County, Oregon.
Amount: $13,950.00
Grantor: J.R. Thomas and Lois M. Thomas, husband and wife
Trustee: William Ganong, Jr.
Beneficiary: First Federal Savings and Loan Association of Klamath Falls, Oregon

(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, easements or restrictions of record, common to the area or apparent on the face of the land, and restrictions listed above *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 $19,000.00.

~~①However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) ② The entire between the symbols ③ is 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 2 *day of* June *, 19*..... *; 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.*

J R Thomas
Lois M Thomas

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,) ss.
County of Klamath)
6/2 *, 19*77

Personally appeared the above named J.R. Thomas and Lois M. Thomas *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 5/26/78

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 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:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

J. R. Thomas and Lois M. Thomas
GRANTOR'S NAME AND ADDRESS

Jerry L. McCrea and Pauline A. McCrea
GRANTEE'S NAME AND ADDRESS

After recording return to:
Jerry L. McCrea
6306 N.E. Tillamock
Portland, Ore. 97213
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,) ss.
County of KLAMATH)

I certify that the within instrument was received for record on the 3rd *day of* JUNE *, 19*77*, at* 12;38 *o'clock* pM*., and recorded in book* M77 *on page* 9693 *or as file/reel number* 30503 *, Record of Deeds of said county.*

Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
By Hazel Maz *Deputy*

FEE $ 3.00

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