

38-12768-2

FORM No. 633—WARRANTY DEED (individual or corporate)

1-1-74

WARRANTY DEED

11997

KNOW ALL MEN BY THESE PRESENTS, That
B. THURSTON, husband and wife,

CHARLES E. THURSTON and BETTY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK COMFORT
and GLORIA A. COMFORT, 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:

Beginning at a point on the West line of Lot A in the subdivision of
Enterprise Tract No. 24, Klamath County, Oregon, which is 150 feet South
of the Northwest corner of the said Lot A; thence South 35 feet; thence
East 299.5 feet; thence North 35 feet; thence West 299.5 feet to the
point of beginning, being a portion of said Lot A.

SUBJECT TO: 1974-75 real property taxes which are now a lien, but not
yet payable, and all future real property taxes and assessments; acreage
and use limitations under provisions of the U.S. Statutes and regulations
issued thereunder; liens and assessments of Klamath Project and Klamath
Irrigation District, and regulations, contracts, easements and water and
irrigation rights in connection therewith; regulations, liens, assessments
and laws of South Suburban Sanitary District; reservations, restrictions,
easements and rights of way of record, and those apparent on the land.

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
above set forth

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 \$ 7,500.00

~~the whole of the consideration of which is the sum of seven thousand five hundred and no/100ths of dollars, to-wit: \$7,500.00~~

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 1 day of August, 1974;
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.

Charles E. Thurston
Betty B. Thurston

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
August 1, 1974

STATE OF OREGON, County of) ss.
1974

Personally appeared)
and

Personally appeared the above named Charles
E. Thurston & Betty B. Thurston,
husband and wife,

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

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

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) *[Signature]*
Notary Public for Oregon
My commission expires 9-26-77

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

Charles E. & Betty B. Thurston

GRANTOR'S NAME AND ADDRESS

Mark Comfort & Gloria A. Comfort

GRANTEE'S NAME AND ADDRESS

After recording return to:

Transamerica Title

NAME, ADDRESS, ZIP

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

Mark Comfort & Gloria A. Comfort

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
7th day of JULY, 1977,
at 2:32 o'clock PM., and recorded
in book M77 on page 11997 or as
file/reel number 32147

SPACE RESERVED
FOR
RECORDER'S USE

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. FINE

Recording Officer

By *[Signature]* Deputy

Fee \$ 3.00