

31281

WARRANTY DEED

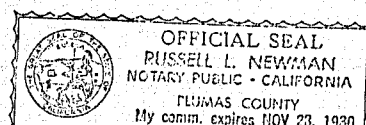
MTC 155-3970 Vol. 77 Page 15107

KNOW ALL MEN BY THESE PRESENTS, That..... FLOYD C. LANCASTER and CAROL E. LANCASTER, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GERALD A. THOMAS and KAREN L. 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 appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 774, Block 106, MILLS ADDITION to the city of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County.

SUBJECT TO:

1. Taxes for the fiscal year 1977-78, a lien but not yet due and payable.
2. Covenants, conditions and restrictions, imposed by instrument recorded August 30, 1911 in Volume 35, page 118.



(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 \$ 24,000.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 day of August, 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)

Floyd C. Lancaster
Carol E. Lancaster

STATE OF OREGON, CALIFORNIA)

County of Plumas) ss.
Aug 11, 1977

STATE OF OREGON, County of) ss.

Personally appeared)

and

Personally appeared the above named Floyd C. Lancaster and Carol E. Lancaster

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 instrument to be their voluntary act and deed.

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.

(OFFICIAL SEAL)

Before me:
Russell L. Newman

Notary Public for California
My commission expires: Nov. 23, 1980

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gerald A. Thomas & Karen L. Thomas
916 Walnut Street
Klamath Falls, Oregon
NAME, ADDRESS, ZIP

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

Gerald A. Thomas and Karen L. Thomas
2155 Reclamation
Klamath Falls, Oregon
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of KLAMATH) ss.

I certify that the within instrument was received for record on the 17th day of AUGUST, 1977, at 3:48 o'clock P.M., and recorded in book M77 on page 15107 or as file/reel number 31281, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MINE
By *Hazel Dray* Recording Officer Deputy

FEE \$ 3.00