

1-1-74

35545

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS That EVERETT R. DENNIS and FRANCES DENNIS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT THOMAS 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:

Lots 5 and 6 in Block 3 of CANAL ADDITION, Klamath County, Oregon.

SUBJECT TO: The 1977-78 real estate taxes now a lien but not yet payable.

An existing lease with Sears-Roebuck and Co. until 1981.

(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 specifically stated in this document.

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 \$ 25,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 10 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)

Everett R. Dennis
Everett R. Dennis

Frances Dennis
Frances Dennis

STATE OF OREGON,

STATE OF OREGON, County of Klamath,) ss.
August 10, 1977.

County of Klamath
August 10, 1977.

Personally appeared the above named Everett R. Dennis and Frances Dennis

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

Before me:
(OFFICIAL SEAL) Kathy A. Mallama
Notary Public for Oregon
My commission expires: 6-13-80

Personally appeared Everett R. Dennis and Frances Dennis 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 Everett R. Dennis and Frances Dennis, 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:

GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS

After recording return to
JA - Kathy

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
ROBERT THOMAS
930 KLAMATH AVE
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH,) ss.

I certify that the within instrument was received for record on the 12th day of SEPTEMBER, 1977, at 11:28 o'clock A.M., and recorded in book 77 on page 16936 or as file/reel number 35545.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. MILNE
By Bernard L. Litch Deputy

FEE \$ 3.00