

1967/50

46203

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KNOW ALL MEN BY THESE PRESENTS, That

Stephen J. Petric, Ann S. Petric and Ann M. Petric

, hereinafter called the grantor, for the consideration hereinafter stated,

to grantor paid by

8205

Keith L. Thomas and Margaret E. 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:

4316 Frieda, Klamath Falls,

41-3928-16

Lot 12 of Empire Tracts, according to the official records thereof on file in Klamath County, Oregon.

Subject to: (1) Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith. (2) Any unpaid charges or assessments of Enterprise Irrigation District. (3) Rules, regulations, and assessments of South Suburban Sanitary District. (4) Reservations and restrictions contained in deed from John Gysbers and Pearl Gysbers, husband and wife, to Richard Bean and Lela Bean, husband and wife, dated

(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

and that

grantor will warrant and forever defend the above granted 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 \$8,243.08

Ⓢ However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).Ⓢ

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 18th day of January, 19 72

Stephen J. Petric *Ann S. Petric*
Ann M. Petric

STATE OF OREGON, County of Klamath

) ss.

January 18, 19 72

Personally appeared the above named

Stephen J. Petric, Ann S. Petric and Ann M. Petricand acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, *[Signature]*
Notary Public for Oregon

My commission expires April 12, 1975

NOTE: The difference between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Crane & Bailey
540 Main
Klamath Falls, Or

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON,

County of

) ss.

I certify that the within instru-
ment was received for record on the
day of January, 19 72,
at 4:00 o'clock P.M., and recorded
in book on page
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Title.

By

Deputy.

78 APR 13 1972

8407

10.36

7089

Con't.
July 10, 1938, recorded March 7, 1942 on page 331 of Volume 145 of Deeds,
records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Crane & Bailey

the 13th day of April A. D. 19 78 at 9:07 clock A. M., and

fully recorded in Vol. M78, of Deeds on Page 7088

Wm D. MILNE, County Clerk

By Bernard D. Hetsch

Fee \$6.00