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53363

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO. PORTLAND, ORE. 97204

Vol. 38

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KNOW ALL MEN BY THESE PRESENTS, That PHYLLIS G. GIBSON, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS and MARY W. THOMAS, as tenants by the entirety, 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 7, Block 12, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of 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

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 \$10,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols " " is not applicable, should be deleted. See ORS 89.060.)

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 22nd day of AUGUST, 1978, 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)

STATE OF OREGON,

County of Klamath

) ss.

AUGUST 22, 1978

STATE OF OREGON, County of

) ss.

Personally appeared

and

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 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)

(OFFICIAL SEAL)

Before me: Donald Burt Hamilton

Notary Public for Oregon

My commission expires: 3/24/81

Notary Public for Oregon

My commission expires:

Ronnie N. and Phyllis G. Gibson

7787 Blue Gill Road

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Bruce D. and Mary W. Thomas

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL

NAME, ADDRESS, ZIP

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

Bruce D. and Mary W. Thomas

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 23rd day of AUGUST, 1978, at 3:52 o'clock P.M., and recorded in book 178 on page 18708 or as file reel number 53903

Record of Deeds of said county.

Witness my hand and seal of County affixed.

BY: D. HINE

Recording Officer

By: Deputy

PLS \$ 3.00