

1-1-74

54290

Vol. M78 Page 19293KNOW ALL MEN BY THESE PRESENTS, That Johanna D. Snider, a widow

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard Thurber, 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:

The Northwesterly 40 feet of Lots 3 and 4 in Block 60 in Nichols Addition to the City of Klamath Falls, subject to an easement over the Northeast 10 feet of said property for alley purposes. The size of this lot is 40 feet by 130 feet, with 40 feet facing on 11th Street.

(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 those of record

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 \$ 2,000.00. 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 29 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 KlamathAugust 29, 19 78.

Personally appeared the above named

Johanna D. Snider

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

My Commission Expires July 13, 1981

STATE OF OREGON, County of \_\_\_\_\_

Personally appeared \_\_\_\_\_

\_\_\_\_\_ 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 \_\_\_\_\_

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)

Notary Public for Oregon

My commission expires:

Johanna D. Snider2660 Shasta Way, #92Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Richard Thurber4714 Villa DriveKlamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mountain Title407 Main StreetKlamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Chuck Fisher and Associates Realtors403 Main StreetKlamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 31st day of August, 1978, at 9:49 o'clock A. M., and recorded in book 178 on page 19293 or as file/reel number 54290. Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By Barbara J. Smith

Deputy

Fee \$3.00

SPACE RESERVED FOR RECORDER'S USE