

55537

WARRANTY DEED

Vol. 78 Page 21233

KNOW ALL MEN BY THESE PRESENTS, That Robert Thomas

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard A. Wells and Diane E. Wells, 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:

PARCEL 1

Lots 4, 5, and 6 in Block 3 FIRST ADDITION TO THE CITY OF CHILOQUIN.

PARCEL 2

Lot 3 in Block 3 FIRST ADDITION TO THE CITY OF CHILOQUIN.

(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, judgments or restrictions of record, common to the area or apparent on the face of 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 \$ 10,000.00

IN WITNESS WHEREOF, the grantor has caused this instrument to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

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 14 day of September, 1978; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

*Robert Thomas*

(If executed by a corporation, the corporate seal)

STATE OF OREGON,

County of Klamath

September 14, 1978

Personally appeared this day named

Robert Thomas

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-22-81

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

, 1978.

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

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 \_\_\_\_\_

\_\_\_\_\_ 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Robert Thomas  
930 Klamath Avenue  
Klamath Falls, Oregon 97601

Richard A. Wells  
P. O. Box 302  
Parson, California 90723

After recording return to:

Richard A. Wells  
P. O. Box 302  
Parson, California 90723

Until a change is requested all future correspondence should be sent to the following address:

Richard A. Wells  
P. O. Box 302  
Parson, California 90723

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 25th day of September, 1978, at 3:52 o'clock P.M., and recorded in book M78 on page 21233 or as file/reel number 55537

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne,

By *Wm. D. Milne* Recording Officer  
Deputy

Fee \$3.00