

T. A. THOMAS AND PATRICIA M. THOMAS, husband and wife

, hereinafter called grantor, convey(s) to

CLAUDE E. BEEBE AND ANN V. BEEBE, husband and wife all that real property situated in the County of Klamath, State of Oregon, described as:

Lots 19 and 20, Block 28, SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls. 2. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$33,500.00, Dated June 16, 1976, Recorded June 17, 1976 in Book M-76 at Page 8993, Trustor - T. A. Thomas and Patricia M. Thomas, Trustee - William Ganong, Jr., Beneficiary - First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation, WHICH GRANTEES HEREIN AGREE TO ASSUME AND PAY IN FULL. 3. Assignment of rents, given as additional security to the Trust Deed shown above as exception No. 2, Recorded June 17, 1976 in Book M-76 at Page 8995.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as listed above.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 56,000.00 *Dated this 14th day of April, 19 79.

T. A. THOMAS

PATRICIA M. THOMAS

STATE OF OREGON, County of Klamath) ss.

On this 14th day of April, 19 79 personally appeared the above named T. A. Thomas and Patricia M. Thomas and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2/14/81

* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Thomas

TO

Beebe

After Recording Return to: AND SEND TAX STATEMENTS TO:

Mr. and Mrs. Claude E. Beebe
3610 Grenada Way
Klamath Falls, OR 97601

STATE OF OREGON,)

) ss.

County of Klamath)

I certify that the within instrument was received for record on the 4th day of April, 19 79, at 11:02 o'clock A M. and recorded in book M79 on page 7369 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernice M. Hirsch

Deputy

Fee \$3.00