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WARRANTY DEED

Vol. M79 Page 15478

KNOW ALL MEN BY THESE PRESENTS, That RONALD S. CRAIG and WENDY M. CRAIG, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN K. THOMPSON and SHARON L. THOMPSON, 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:

Lot 4 in Block 208 MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: A real estate contract, including the terms and provisions thereof, dated July 15, 1975, recorded July 15, 1975, in Volume M75, page 8020, Microfilm Records of Klamath County, Oregon, between Eugene Bailie and Margaret Bailie, husband and wife, Vendor and Ronald S. Craig and Wendy M. Craig, husband and wife, Vendee; taxes for the fiscal year 1976-1977, a lien but not yet due and payable, and all future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 as set forth above

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

~~Whereby the grantor covenants to 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.~~

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 20th day of September, 1976; 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)

*Ronald S. Craig*  
*Wendy M. Craig*

STATE OF OREGON, )  
County of Klamath ) ss.  
September 20, 1976

STATE OF OREGON, County of ) ss.  
19

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)

(OFFICIAL SEAL)

*B. J. Matson*

Notary Public for Oregon

My commission expires: 5/23/77

Notary Public for Oregon

My commission expires:

Ronald S. and Wendy M. Craig  
1232 Hilton  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

John K. and Sharon L. Thompson  
2301 Black Oak Way  
Ashland, OR 97520

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal Savings & Loan Assoc.  
540 Main Street SO & A  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

John K. and Sharon L. Thompson  
2301 Black Oak Way  
Ashland, OR 97520

NAME, ADDRESS, ZIP

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 29th day of June, 1979, at 3:16 o'clock P.M., and recorded in book M79 on page 15478 or as file/reel number 69874, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
By Bernedra H. Ketchum Deputy  
Recording Officer

Fee \$3.00