

71951

WARRANTY DEED

Vol. 79 Page 18739



KNOW ALL MEN BY THESE PRESENTS, That Theodore A. Thomas and Patricia M. Thomas, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert B. Millard and Allison Millard, 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:

SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 32, W $\frac{1}{2}$ of W $\frac{1}{2}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for the fiscal year 1979-1980, a lien, but not yet payable.
2. A right of way, created by instrument, including the terms and provisions thereof,

Recorded: October 5, 1907

Volume: 23, page 205, Deed Records of Klamath County, Oregon

Recorded: January 11, 1909

Volume: 25, page 298, Deed Records of Klamath County, Oregon

In Favor of: California Northeastern Railroad Company

For: Construction and maintenance

(for continuation of this deed see reverse side of this document)

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 37,177.36.

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 6th day of August, 1979; 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)

Theodore A. Thomas

Patricia M. Thomas

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

County of Klamath

August 6, 1979

Personally appeared

Personally appeared the above named Theodore A. Thomas and Patricia M. Thomas, husband and wife,

each for himself and not one for the other, did say that the former is the

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

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)

Notary Public for Oregon

My commission expires: 3-19-81

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1979, at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer
By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

O. W. GOAKEY
ATTORNEY AT LAW
431 Main Street
Klamath Falls, Oregon 97601

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

Mr. & Mrs. Robert B. Millard
P.O. Box 746
Berkeley, California 94623

NAME, ADDRESS, ZIP

10

18740

WARRANTY DEED

18740

3. An easement created by instrument, including the terms and provisions thereof, one of which is hereby referred to as the "Deed of Easement", recorded December 15, 1937, Volume 113, page 376, Deed Records of Klamath County, Oregon In Favor of: The Pacific Telephone and Telegraph Company, a California corporation For: Poles and Anchors Affects: No location disclosed
4. An easement created by instrument, including the terms and provisions thereof, recorded May 4, 1914, Volume 43, page 103, Deed Records of Klamath County, Oregon In Favor of: California Oregon Power Company, a corporation For: 50 foot wide pole and wire line across S $\frac{1}{2}$ SE $\frac{1}{4}$ of Sec. 32 and SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 33.
5. An easement created by instrument, including the terms and provisions thereof, Dated: May 18, 1951, Recorded: Volume 247, page 686, Deed records of Klamath County, Oregon In Favor of: The California Oregon Power Company, a California corporation For: Transmission and distribution lines - installation of guys and anchors Affects: No location given
6. Agreement, including the terms and provisions thereof, between Jack N. Martin and Vanelia LaVon Martin, husband and wife, First Parties, and John O. Stone, Jr. and Ursula Stone, husband and wife, Second Parties, recorded November 7, 1962 in Volume 341, page 291, Deed Records of Klamath County, Oregon.
7. Real Estate Contract, including the terms and provisions thereof, Dated: February 27, 1976, Recorded: March 1, 1976, Volume M76, page 2829, Microfilm Records of Klamath County, Oregon Vendor: Elizabeth L. Crutchfield Vendee: John D. Doster and Joyce R. Doster, husband and wife. Vendor's interest in said Real Estate Contract was assigned by instrument, Dated: November 4, 1977, Recorded: November 17, 1977, Volume M77, page 22361, Microfilm Records of Klamath County, Oregon To: Theodore A. Thomas and Patricia M. Thomas, husband and wife
- The Vendee's interest in said Real Estate Contract was assigned by instrument, Dated: September 6, 1978, Recorded: September 22, 1978, Volume: M78, page 20985, Microfilm Records of Klamath County, Oregon To: Veril D. Key and Sandra C. Key, husband and wife
- Release of Contract, dated July 26, 1977 and recorded in Volume M78, page 14866, Microfilm Records of Klamath County, Oregon. (AFFECTS W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ and W $\frac{1}{2}$ E $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 32, T. 40 S., R. 8 E.)
8. Right of Way Easement, including the terms and provisions thereof, Dated: June 17, 1977, Recorded: July 8, 1977, Volume: M77, page 12107, Microfilm Records of Klamath County, Oregon In Favor of: Pacific Power and Light Company, a corporation For: electric transmission and distribution line
9. Real Estate Contract, including the terms and provisions thereof, Dated: October 23, 1978, Recorded: October 23, 1978, Volume: M78, page 23716, Microfilm Records of Klamath County, Oregon Vendor: Veril W. Key and Sandra C. Key, husband and wife Vendee: Eleanor T. St. George (AFFECTS W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 32)
10. The effect, if any, of a Deed from Eleanor T. St. George to See attached Exhibit "A" and by this reference incorporated herein as if fully set forth in this document.

18741

Eleanor T. St. George and Sandra C. Key, not as tenants in common, but with right of survivorship, that is, that the fee is vested in the survivor of the grantee, recorded October 23, 1978 in Volume M78, page 23731, Microfilm Records of Klamath County, Oregon.

11. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of O. W. Goakey

this 6th day of August A. D. 1979 at 4:18 clock P.M., on

filed recorded in Vol. M79, of Deeds on Page 18739

Wm D. MILNE, County Clerk

By Bernethia H. Helch

Fee \$10.50

EXHIBIT "A"