

1-1-74

78843

WARRANTY DEED

M 79 Page 29936

KNOW ALL MEN BY THESE PRESENTS, That RICHARD L. THURBER and SALLY L. THURBER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PACIFIC WEST MORTGAGE CO., an Oregon corporation

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

The Southwesterly 58 feet of the Southeasterly 40 feet of Lot 5, Block 60 NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Southerly corner of Lot 5, Block 60, NICHOLS ADDITION; thence Northeasterly along the line between Lots 4 and 5 in Block 60; 58 feet; thence Northwesterly at right angles to the line between Lots 4 and 5, 40 feet; thence Southwesterly at right angles to 11th Street, 58 feet to the Northeasterly boundary line of 11th Street; thence Southeasterly along the Northeasterly boundary line of 11th Street, 40 feet to the point of beginning.

PARCEL 2

The Northeasterly 72 feet of the Southeasterly 40 feet of Lots 5 and 6, Block 60, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

(CONTINUED ON REVERSE) (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 contract dated Sept. 6, 1978, recorded Sept. 7, 1978, Book M-78, page 19754, Klamath Co. records and 1979-80 taxes

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 \$10,232.00

However, the actual consideration consists of ~~which is~~ other ~~value given~~ ~~or provided~~ 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 31st day of December, 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)

Richard L. Thurber
Sally L. Thurber

STATE OF OREGON,

County of Klamath

December 31, 1979.

Personally appeared, the above named RICHARD L. THURBER and SALLY L. THURBER

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-22-81

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 be-

half 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:

Richard L. & Sally L. Thurber

GRANTOR'S NAME AND ADDRESS

Pacific West Mortgage Co.
P. O. Box 497
Stayton, OR 97383

GRANTEE'S NAME AND ADDRESS

Pacific West Mortgage Co.
P. O. Box 497
Stayton, OR 97383

NAME, ADDRESS, ZIP

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

Marc R. & Carol J. Williams
621 N. 11th St.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
ment was received for record on the
day of _____, 19 _____

at _____ o'clock M., and recorded
in book/reel/volume No. _____ on

page _____ or as document/tee/file/
instrument/microfilm No. _____

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

#2539cc

29937

Beginning at a point in the Southeasterly line of said Lot 5, which point bears North 38° 56' East 58 feet from the most Southerly corner of said Lot 5; thence North 38° 56' East along the Southeasterly line of Lots 5 and 6 in said Block 60, 72 feet; to the most Easterly corner of Lot 6; thence North 51° 04' West along the line between Lots 6 and 7, 40 feet; thence South 38° 56' West parallel to the Southeasterly line of Lots 5 and 6, 72 feet; thence South 51° 04' East parallel to the line between Lots 6 and 7, 40 feet, more or less, to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 31st day of December A. D. 1979 at 3:33 o'clock P. M. of

fully recorded in Vol. 379, of Deeds on Page 29936

Wm D. MILNE, County Clerk

By Bernetha Shetch

Fee \$7.00