

\*1-1-74\*

87077

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

ERNEST TOOLEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WENDELL A. THOMPSON, JR. and DOLORES M. 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, Block 1, WINEMA PENINSULA UNIT #1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT, however, to the following:

1. Reservations as contained in plat dedication, to wit:

"Said plat subject to the following restrictions: (1) No highway access permitted to Lot 1, Block 1 and Lot 8, Block 2, (2) A 50 foot building setback line along the Williamson River-Chiloquin Highway, (3) A 20 foot building setback line on the front of all lots as shown on the annexed plat, (4) All easements and reservations of record."

(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 \$13,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols <sup>Ⓢ</sup>, 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 14th day of July, 1980; 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)

STATE OF OREGON,

County of MultnomahJuly 14, 1980

Personally appeared the above named

Ernest Tooley

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

Before me:

Notary Public for Oregon

My commission expires: Nov. 28, 1982

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)

Notary Public for Oregon

My commission expires:

Ernest Tooley14080 N. E. RussellPortland, Ore. 97230

GRANTOR'S NAME AND ADDRESS

Wendell A. & Dolores M. ThompsonP.O. Box 637Chiloquin, Ore. 97624

GRANTOR'S NAME AND ADDRESS

After recording return to:

Wendell A. & Dolores M. ThompsonP.O. Box 637Chiloquin, Ore. 97624

NAME, ADDRESS, ZIP

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

Wendell A. & Dolores M. ThompsonP.O. Box 637Chiloquin, Ore. 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 18th day of July, 1980, at 1:10 o'clock P.M., and recorded in book 13380 of volume No. M80 on page 13380 or as document/fee/file/instrument/microfilm No. 87077. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

TITLE

By Bernhard Kloth Deputy

Fee \$3.50

SPACE RESERVED  
FOR  
RECORDER'S USE

01 JUL 1980