

57053

WARRANTY DEED

K. 34182

Vol. <sup>m</sup> 81 Page 4498

This Indenture Witnesseth, THAT DOUGLAS R. THOMAS and JOYCE J. THOMAS, husband and wife,  
hereinafter known as grantors for the consideration hereinafter recited,  
have bargained and sold, and by these presents do grant, bargain, sell and convey unto  
NANCY A. GRITTON, Grantee,  
her heirs and assigns, the following described premises, situated in Klamath County,  
Oregon, to-wit:

Lot 3 in Block 2 of CASA MANANA, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon;

SUBJECT TO: A mortgage executed by Grantors in favor of the State of Oregon recorded February 6, 1979, at page 2864, Vol. M-79 of the Mortgage records of Klamath County, Oregon; the payment of which said Mortgage has been assumed by Grantee; and also subject to liens, assessments, reservations, restrictions and rights of way of record and those apparent on the land.

The true and actual consideration for this transfer is \$ 45,500.00. 16611

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee her heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee her heirs and assigns, that Grantors are the owner in fee simple of said premises; that they are free from all incumbrances, except those set forth above, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 13th day of March 19 81.

✓ Douglas R. Thomas (SEAL)  
Douglas R. Thomas (SEAL)

Joyce J. Thomas (SEAL)  
Joyce J. Thomas (SEAL)

STATE OF OREGON, County of Klamath, ss. March 12 19 81

Personally appeared the above named Douglas R. Thomas and Joyce J. Thomas, husband and wife,

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

Before me:

Notary Public for Oregon. 8-5583  
My commission expires.

After recording return to:

Grantee  
PO Box 787  
K. Falls, Or. 97601

Until a change is requested, all tax statements shall be sent to the following name and address:

DVA

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 12th day of March 19 81, at 3:04 o'clock P. M., and recorded in book 481 on page 4498 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
County Clerk-Recorder

By Debra A. Janzen Deputy  
Fee \$3.50

Wm. M. Ganong-Attorney  
P. O. Box 57  
Klamath Falls, OR 97601

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