

FRONTIER 99974

WARRANTY DEED

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ALL MEN BY THESE PRESENTS, That JAMES RICHARD LEWIS and AUDREY LOUISE LEWIS, H & W, as to an undivided 50%, and FLYING REALTY & ASSOCIATES, INC. as to an undivided 50% interest, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALVIN THOMAS and VALERIE J. THOMAS, 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 12 in Block 1, of Tract 1022, KENO HILLSIDE ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Covenants, conditions and restrictions as shown on dedicated plat. 2. A 25 foot building setback from all street sides. 3. Conditions as contained in deed recorded June 21, 1973 in Volume M73, page 7803, Microfilm Records of Klamath County, Oregon.

(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 apparent upon the land,

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 \$12,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 May day of May, 1981; 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 Malheur

May 13, 1981

ss.

Personally appeared the above named James Richard Lewis and Audrey Louise Lewis

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

PUBLIC

(OFFICIAL SEAL)

James Kay Barton

Notary Public for Oregon

My commission expires: 2/8/83

James Richard Lewis Audrey Louise Lewis
William D. Yost
Kenneth A. Johnson

STATE OF OREGON, County of Malheur ss.
May 13, 1981

Personally appeared Kenneth A. Johnson and William D. Yost 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 Flying Realty and Associates, Inc.

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:

James Kay Barton

Notary Public for Oregon

My commission expires: 2/8/83

(OFFICIAL SEAL)

Flying Realty & Associates, Inc.

P.O. Box 295

Ontario, OR 97914

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Alvin & Valerie J. Thomas
1033 Coloma Way
Roseville, Ca. 95678

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 26th day of May, 1981, at 1:38 o'clock P.M., and recorded in book/reel/volume No. M81 on page 9268 or as document/fee/file/instrument/microfilm No. 99974, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Debra G. Gans Deputy

Fee \$3.50

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