

KNOW ALL MEN BY THESE PRESENTS, That BERT F. CURTIS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ^{D.} SAMSON THOMAS and ELAINE A. 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:

Lots 3 and 4 of SUNSHINE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 30 feet of said Lot 3.

- continued on the reverse side of this deed -

(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 stated on the reverse side 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 who may hereafter, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$35,000.00

~~ON ANY DEED, THE ACTUAL CONSIDERATION CONSISTS OF THE CASH PAID BY THE GRANTEE TO THE GRANTOR, AND OF ANY OTHER PROPERTY OR VALUE GIVEN OR PROVIDED WHICH IS PART OF THE CONSIDERATION. (Indicate briefly.) (The sentence between the symbols ①, 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 4th day of March, 1982; 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.

Bert F. Curtis
BERT F. CURTIS

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

March 4, 1982

STATE OF OREGON, County of _____ ss.

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:

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

Christi L. Garrison
Notary Public for Oregon

My commission expires: 6/19/83

Mr. Bert F. Curtis

P.O. Box 422

Merrill, OR 97633

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Samson Thomas

P.O. Box 691

Merrill, OR 97633

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____,

at _____ o'clock M., and recorded in book _____ on page _____ or as file/roll number _____,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

- continued from the reverse side of this deed -

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
2. Sewer and water use charges, if any, due to the City of Merrill.
3. City liens, if any, due to the City of Merrill, none as of this date.
4. Right of way for transmission and distribution of electricity and incidentals, as conveyed to The California Oregon Power Company by instrument recorded September 22, 1933, in Volume 101, page 429, Deed Records of Klamath County, Oregon.
5. A Grant of Easement, including the terms and provisions thereof,
Dated: February 6, 1979
Recorded: February 8, 1979
Volume: M79, page 3139, Microfilm Records of Klamath County, Oregon
In favor of: City of Merrill
For: Water dispersing system
6. Subject to the interest of LENORA M. CURTIS due to the fact the appeal period on Decree of Dissolution of Marriage, Klamath County Circuit Court No. 81-649, has not yet expired. (ORS 107.115, subsection 2)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at _____

this 5 day of March A.D. 19 82 at 9:38 o'clock A.M. and
duly recorded in Vol. M 82, of Deeds on Page 2785

Fee \$8.00

By EV. LYN BIEHN County Clerk
Joyce McQuinn