

15794

## WARRANTY DEED (INDIVIDUAL)

Vol. M82 reg 12655

THOMAS C. WHELAN AND MARY JANE WHELAN  
 husband and wife  
 ERNEST R. THOMAS AND CONNIE A. THOMAS  
 husband and wife  
 of KLAMATH, State of Oregon, described as: all that real property situated in the County

Lots 17, 18, 19 and 20 in Block 51 of GRANDVIEW ADDITION TO BONANZA  
 TOGETHER WITH THE SOUTH HALF OF THE ALLEY THAT ADJOINS THE PROPERTY  
 ON THE NORTH, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

## SUBJECT TO:

- 1) Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals of Horsefly Irrigation
- 2) City Liens, If any due the City of Bonanza
- 3) Property taxes for the year 1982-83 a lien not yet due and payable, in an amount yet to be determined
- 4) Trust Deed in favor of U. S. National Bank recorded 2/10/81 in Book M 81, page 2097 which grantees herein assume and agree to pay

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
 AS SHOWN ABOVE  
 and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.  
 The true and actual consideration for this transfer is \$ 36,500.00 \*

Dated this 23rd day of September, 1982.

THOMAS C. WHELAN  
 MARY JANE WHELAN

STATE OF OREGON, County of KLAMATH ) ss.

SEPTEMBER 23, 1982  
 THOMAS C. WHELAN AND MARY JANE WHELAN personally appeared the above named  
 instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for Oregon

My commission expires: 2/14/85

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.  
 If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

THOMAS C. WHELAN AND  
 MARY JANE WHELAN  
 TO

ERNEST ROBERT THOMAS AND  
 CONNIE A. THOMAS

After Recording Return to:

Mr/ Mrs E. R. Thomas  
 321 So. 5th Street  
 K. Falls, OR 97601

MAIL TAX STATEMENTS TO SAME AS ABOVE

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record  
 on the 23 day of Sept, 1982  
 at 11:21 o'clock A. M. and recorded in book M82  
 on page 12655 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Joya Mc Chase Title  
 Fee \$4.00 Deputy

SEP 23 AM 11 21