

1917219321

WTC 11449-15

WARRANTY DEED

LAURENCE J. CAVERLY

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT E. THOMPSON and PATRICIA 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 63, Block 15, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- 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 whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,000.00

However, the actual consideration consists of other property or value given or promised which is the whole consideration indicated which may be deleted. See ORS 93.030. 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 30th day of December, 1983; 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.

LAURENCE J. CAVERLY

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.

County of Klamath
December 30, 1983

Personally appeared the above named
LAURENCE J. CAVERLY

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 6/19/83

STATE OF OREGON, County of } ss.

Personally appeared

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:

Mr. Laurence J. Caverly
Rt. 2 Box 310
Bonanza, OR 97623

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Robert E. Thompson
4960 Hillridge Way
Fair Oaks, CA 95608

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, } ss.

County of

I certify that the within instrument was received for record on the day of

at o'clock M., and recorded in book on page or as

SPACE RESERVED FOR RECORDER'S USE

file reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

SUBJECT TO:

1. Subject to reservations of gas, oil, coal, mines, and minerals including the terms and provisions thereof, as set forth in Deed from Imogene Hobbs Davis, et ux, to George Loe, et al, recorded July 9, 1933, in Book 101, page 267, Deed Records of Klamath County, Oregon.
2. Subject to reservations of all oil and minerals recorded May 21, 1937, in Book 109 at page 541, Deed Records of Klamath County, Oregon.
3. Subject to reservations of all oil and minerals, recorded May 21, 1937, in Book 109 at page 541, Deed Records of Klamath County, Oregon.
4. Recital as contained in plat dedication, to wit:
"Said plat being subject to 16 foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record."
5. Covenants, conditions, and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 12, 1968, in Volume 346, page 473, Deed Records of Klamath County, Oregon.
6. Assessments, if any, of Klamath Recreational Association, as set forth in the Declaration referred to in instrument recorded July 12, 1968, in Volume 346, page 473, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

on 10 day of Jan A.D. 19 83 at 11:41 o'clock A M

duly recorded in Vol. M83, of Deeds on page 409

Fee \$8.00

EVELYN BIEHN, Court

By

RERECORDED: NOT SIGNED BY DEPUTY

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 13 day of Jan A.D. 19 83 at 10:34 o'clock A M

duly recorded in Vol. M83, of Deeds on page 409

No Fee

EVELYN BIEHN, Court

By