

MOUNTAIN TITLE COMPANY INC.

21730

MTC 12163-L

WARRANTY DEED

Vol. 1423 Page 4457

KNOW ALL MEN BY THESE PRESENTS, That SHEILA J. THOMAS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALLEN LEROY BIRD and SARA SUE BIRD, 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:

A parcel of land situate in the SE $\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Northeast corner of the SE $\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian; thence North 89° 55' West along the centerline of Mallory Drive, 494.72 feet; thence leaving the centerline of said Mallory Drive, South 00° 08' West 318.58 feet to the true point of beginning of this description; thence continuing South 00° 08' West 289.20 feet; thence North 89° 52' West 167.09 feet; thence North 00° 08' East 288.82 feet; thence East 167.90 feet to the point of beginning.

MOUNTAIN TITLE COMPANY INC.

- 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 \$ 19,900.00

~~HOWEVER, THE TOTAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 19,900.00. THE WHOLE OF THE CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 19,900.00. THE WHOLE OF THE CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 19,900.00.~~

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 24th day of March, 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.

Sheila J. Thomas
SHEILA J. THOMAS

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
March 24, 1983

Personally appeared the above named SHEILA J. THOMAS

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

Before me: *J. de Stelle*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7/13/85

STATE OF OREGON, County of) ss.
March 24, 1983

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 _____

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: _____

Sheila J. Thomas

GRANTOR'S NAME AND ADDRESS
Mr. & Mrs. Allen Leroy Bird
3919 Pine Grove Road
Klamath Falls, Oregon 97601

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 _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY INC.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. Rules, regulations, and tariffs, if any, of Mallory Enterprises, a public utility corporation.
3. Grant of Right of Way for transmission lines executed by Roy F. Kinsman to The Pacific Telephone and Telegraph Company, a California corporation, dated May 14, 1942, recorded August 1, 1942, in Volume 149, page 41, Records of Klamath County, Oregon. (Blanket easement)
4. Right of Way created by instrument, including the terms and provisions thereof, Dated: July 12, 1960
Recorded: August 30, 1960
Volume: 323, page 202, Deed Records of Klamath County, Oregon
In favor of: The California Power Company, a California corporation
For: Installation of two anchors and guys
Affects: Exact location not disclosed
5. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: May 13, 1977
Recorded: May 19, 1977
Volume: M77, page 9775, Microfilm Records of Klamath County, Oregon
Amount: \$17,600.00
Grantor: Linwood Thomas and Sheila J. Thomas, husband and wife
Trustee: William Ganong, Jr.
Beneficiary: First Federal Savings and Loan Association of Klamath Falls, Oregon

The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described Trust Deed.

FILED IN BOOK 1301; COUNTY OF KLAMATH; ss.

Filed for record

This 25th day of March A.D. 1983 at 9:27 A.M.
duly recorded in Vol. M83 of Mortgages on p. 4457

By EV. LYN B. BERN, County

8.00