

31242

T/A # M-38-26791-1
WARRANTY DEED (INDIVIDUAL)Vol. M83 Page 20712

RALPH E. HOLCOMB and MARGARET A. HOLCOMB, husband and wife, hereinafter called grantor, convey(s) to
WILBUR B. THAYER and SALLY N. THAYER, TRUSTEE OF THE BILL and SALLY THAYER FAMILY 1982
REVOCABLE TRUST, ESTABLISHED May 5, 1982 all that real property situated in the County
 of Klamath, State of Oregon, described as:

Lot 3, Block 5, SECOND ADDITION TO WINEMA GARDENS, in the County of
 Klamath, State of Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY
 PARTICULAR USE OR LEASE MADE OF THE PROPERTY
 DESCRIBED IN THIS INSTRUMENT. A BUYER
 CHECK WITH THE APPROPRIATE CITY OR
 PLANNING DEPARTMENT TO VERIFY APPROVED USE.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____
 except those contained in Exhibit "A" attached hereto

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 \$ 57,819.65.*

Dated this 2nd day of December, 1983.

Ralph E. Holcomb
 RALPH E. HOLCOMB

Margaret A. Holcomb
 MARGARET A. HOLCOMB

STATE OF OREGON, County of Klamath) ss.

December 2, 1983 personally appeared the above named
RALPH E. HOLCOMB and MARGARET A. HOLCOMB and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

Marlene J. Aldington
 Notary Public for Oregon
 My commission expires: 3-22-85

- * 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)

Ralph E. Holcomb
Margaret A. Holcomb

TO

WILBUR B. THAYER & SALLY N. THAYER, TRUSTEE
OF THE BILL & SALLY THAYER FAMILY 1982 on page _____
REVOCABLE TRUST, ESTABLISHED May 5, 1982
 After Recording Return to: Tape
THAYER TRUST

P.O. Box 2
City, 97601

STATE OF OREGON,)

County of _____) ss.

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

_____ o'clock _____ M. and recorded in book _____
 _____ Records of Deeds of said County.
 Witness my hand and seal of County affixed.

By _____ Title _____
 _____ Deputy

EXHIBIT "A"

20743

1. Regulations, including levies, liens, assessments, rights of way and easements of the Couth Suburban Sanitary District.
2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded : September 28, 1949 Book: 234 Page: 248
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Second Addition to Winema Gardens.
4. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$15,850.00
Dated : September 30, 1968
Recorded : September 2, 1968 Book: M-68 Page: 8939
Re-recorded : October 4, 1968 Book: M-68 Page: 9014
Mortgagor : Leroy A. Daniels and Nancy L. Daniels, husband and wife
Mortgagee : State of Oregon, represented and acting by the Department of Veterans' Affairs
Loan #63943
which Mortgage, the Grantees herein assume and agree to pay according to the terms and provisions contained therein.
5. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$9,000.00
Dated : September 28, 1976 Book: M-76 Page: 15253
Recorded : September 29, 1976
Mortgagor : LeRoy A. Daniels and Nancy L. Daniels, husband and wife
Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs
Loan #M46943
Which Mortgage, the Grantees herein assume and agree to pay according to the terms and provisions contained therein.
6. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein given to secure the payment of \$24,568.53
Dated : October 28, 1981 Book: M-81 Page: 18926
Recorded : October 30, 1981
Trustor : Ralph E. Holcomb and Margaret A. Holcomb, husband and wife
Trustee : Transamerica Title Insurance Company
Beneficiary : Leroy A. Daniels and Nancy L. Daniels, husband and wife, as tenants by the entirety
which Trust Deed, the Grantees herein assume and agree to pay according to the terms and provisions contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss
I hereby certify that the within instrument was received and filed for record on the 5th day of December A.D., 1983 at 3:38 o'clock PM, and duly recorded in Vol M83, of Deed on page 20742.

Fee \$ 8.00

EVELYN BIEHN, COUNTY CLERK
by Pam Smith deputy