

FREDERICK S. WEBSTER and PHYLLIS JOAN WEBSTER, husband and wife

hereinafter called grantor, convey(s) to

CARROLL E. THOMAS

all that real property situated in the County  
of Klamath, State of Oregon, described as:

The North 425 Feet of the following:

That portion of N $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Section 31, Township 34 South,  
Range 7 East of the Willamette Meridian, in the County of  
Klamath, State of Oregon, that lies between the Old Daes-  
California Highway right of way and a line called the Meander  
Line on the West.THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY  
PARTICULAR USE OR USES OF THE PROPERTY  
DESCRIBED HEREIN ARE APPROVED OR DISAPPROVED BY THE  
CHECK WITH THE PLANNING DEPARTMENT TO VERIFY APPROVED USES.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 \$ 15,000.00.Dated this 12th day of December, 1983.Frederick S. Webster  
FREDERICK S. WEBSTERPhyllis Joan Webster  
PHYLLIS JOAN WEBSTERCALIFORNIA  
STATE OF ~~OREGON~~ County of Klamath ) ss.  
OREGONDecember 29, 1983 personally appeared the above named  
FREDERICK S. WEBSTER and PHYLLIS JOAN WEBSTER, h&w and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Dorlene V. Addington  
Notary Public for OregonMy commission expires: 3-22-85The 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)

Frederick S. Webster

Phyllis Joan Webster

TO

Carroll E. Thomas

After Recording Return to:  
Carroll E. Thomas

c/o F.A.

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 \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Deputy

## EXHIBIT "A"

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Agency Lake and the ownership of the State of Oregon in that portion lying below the high water mark thereof.

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 13<sup>th</sup> day of Jan A.D. 19 21  
at 10:54 o'clock A M, and duly  
recorded in Vol. 484 of Deeds  
Page 678

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 3.00