

35044

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL WILLIAM THOMPSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT A. BURNS and BETTY MARIE BURNS and BONNYE THACHELL, not as tenants in common, but, 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 55 in 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.



MOUNTAIN TITLE COMPANY INC.

(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 set forth on the reverse of this deed or 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 \$ 4,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 29 day of MARCH, 1984; 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.

Michael William Thompson
MICHAEL WILLIAM THOMPSON

(If executed by a corporation, affix corporate seal)



OFFICIAL SEAL
DONNA M. HOOD
NOTARY PUBLIC-CALIFORNIA
CONTRA COSTA COUNTY

My Commission Expires August 9, 1985
STATE OF OREGON, County of ss.
County of Contra Costa, Pleasant Hill, CA 94523
March 29, 1984

Personally appeared the above named Michael William Thompson

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

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: Donna M. Hood
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Michael William Thompson
237 Greenwich Dr.
Pleasant Hills, CA 94523

GRANTOR'S NAME AND ADDRESS

Robert A. Burns & Betty Marie Burns
5706 E. Damon St.
Simi Valley, CA 93063

GRANTEE'S NAME AND ADDRESS

After recording return to:

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,

County of ss.
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.

SPACE RESERVED FOR RECORDER'S USE

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

SUBJECT TO:

1. Reservations, including the terms and provisions thereof, recorded May 25, 1937 in Volume 109, page 543, Deed Records of Klamath County, Oregon.
2. 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."
3. 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, 1963 in Volume 346, page 473, Deed Records of Klamath County, Oregon.
4. Assessments, if any, of Klamath Recreational Association, as set forth in the Declaration referred to in instrument recorded July 12, 1963 in Volume 346, page 473, Deed Records of Klamath County, Oregon.

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

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 2nd day of April A.D. 19 84
at 11:38 o'clock A M, and duly
recorded in Vol. M84 of Deeds
Page 5207

EVELYN BIEHN, County Clerk
By Don Smith Deputy
Fee 8.00