

14855

Aspen Title #M- 28344

WARRANTY DEED (INDIVIDUAL)

Vol. M85 Page 514

Tomkins plat
THOMAS E. ~~TOMKINS~~ and PAT ~~ICIA TOMKINS~~, as tenants by the entirety, who acquired title as Thomas E. Tomkins and Patricia Tomkins, hereinafter called grantor, convey(s) to LESLIE L. THOMAS and LILLIAN C. THOMAS, husband and wife

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

Lot 5, Block 7, Tract No. 1093, PINECREST, in the County of Klamath, State of 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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except SEE ATTACHED EXHIBIT "A"

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 \$ 25,550.00 *

Date: this 28th day of December, 1984.

X *Thomas E. Tomkins*
X *Patricia Tomkins*

NEVADA
STATE OF ~~OREGON~~, County of Washoe) ss.

January 8th, 1985 personally appeared the above named Thomas E. Tomkins and Patricia Tomkins and acknowledged the foregoing instrument to be their voluntary act and deed.

 CHRISTINE LEE HELM
Notary Public - State of Nevada
WASHOE COUNTY
My Appnt. Expires July 6, 1985

Before me:
Christine Lee Helm
Notary Public for ~~Oregon~~ Nevada
My commission expires: July 6 1985

- * 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)

Thomas E. Tomkins
Patricia Tomkins
TO
Leslie L. Thomas
Lillian C. Thomas

After Recording Return to: 4 Taxes;
Mr. & Mrs. Leslie L. Thomas
P.O. Box 211
Bly, Oregon 97622

STATE OF OREGON,)

County of Washoe) ss.

I certify that the within instrument was received for record on the 28th day of December, 1984, at 5 o'clock P. and recorded in book 185 on page 514 Records of Deeds of said County. Witness my hand and seal of County affixed.

By Christine Lee Helm Title
Deputy

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Pinecrest.
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 : April 2, 1974 Book: M-74 Page: 4015
 Amended : September 2, 1974 Book: M-75 Page: 10294
3. Reservations, including the terms and provisions thereof, as set forth in deed from Vida S. Dixon, et vir, to M. M. Cline, dated December 2, 1946, recorded December 3, 1946 in Book 199 at page 255, Deed Records of Klamath County, Oregon. Excepting timber on Section 30, Twp 36 S., R 14 EWM.
4. 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 \$29,407.50
 Dated : September 5, 1978
 Recorded : September 5, 1978 Book: M-78 Page: 19687
 Trustor : Thomas E. and Patricia Tomkins, husband and wife
 Trustee : Klamath County Title Company, an Oregon Corporation
 Beneficiary : Martin Development Corporation, a California Corporation
 which Grantees herein assume and agree to pay.
5. 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 \$1,619.25
 Dated : September 5, 1978
 Recorded : September 8, 1978 Book: M-78 Page: 19895
 Trustor : Thomas E. and Patricia Tompkins, husband and wife
 Trustee : Klamath County Title Company, an Oregon corporation
 Beneficiary : Martin Development Corporation, a California Corporation
 which Grantees herein assume and agree to pay.

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

on this 10th day of January A.D. 19 85
 at 10:41 o'clock A M, and duly
 recorded in Vol. M85 of Deeds
 Page 514

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00