

5090501

WARRANTY DEED

Vol. 1785 Page 10699

KNOW ALL MEN BY THESE PRESENTS, That ALVIE R. THACKER and JANICE L. THACKER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CARL B. ALLEN and JANICE K. ALLEN, 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 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Easterly 330 feet of that portion of the NE 1/4 lying North of the Sprague River Highway, Section 24, Township 35 South, Range 9 East of the Willamette Meridian, 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."

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.

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 \$ 50,000.00

However, the actual consideration consists of a transfer of other property or value, given or promised which is the whole or part of the consideration for this deed.

(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 3 day of July, 1985; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

July 3, 1985

Personally appeared the above named

ALVIE R. THACKER and JANICE L. THACKER, husband and wife

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

Notary Public for Oregon
My commission expires: 12/25/88.

ALVIE R. THACKER

JANICE L. THACKER

STATE OF OREGON, County of

, 19

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

a corporation, 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

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

Alvie R. Thacker & Janice L. Thacker

2850 Quiet Lane
Eugene, OR 97404

GRANTOR'S NAME AND ADDRESS

Carl B. Allen & Janice K. Allen
148 Providence Place
Vacaville, CA 95688

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

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of Sprague River Highway.
3. Reservations and restrictions as contained in Land Status Report, including the terms and provisions thereof, recorded November 24, 1958, in Book 306, page 596, Deed Records of Klamath County, Oregon.
4. Right of Way Agreement, including the terms and provisions thereof,
Dated: February 18, 1960
Recorded: March 21, 1960
Volume: 319, page 561, Deed Records of Klamath County, Oregon
In favor of: Pacific Gas Transmission Company, a California corporation
For: Right of way
No exact location given
5. Easement as created by instrument, including the terms and provisions thereof,
Dated: March 11, 1963
Recorded: March 12, 1963
Volume: 343, page 542, Deed Records of Klamath County, Oregon
Grantor: Theodore Allen Crume
Grantee: Carl Kazarian, et ux

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 10th day of July A. D. 19 85 at 3:43 o'clock P M., and
duly recorded in Vol. M85 of Deeds on Page 10699

By Bernetha A. Heltsch EVELYN BIEHN, County Clerk

Fee \$9.00

