

OA

K-38159
WARRANTY DEED—SURVIVORSHIPVol. M85 Page

17202

54669

54669 **ALL MEN BY THESE PRESENTS, That**
GARY DALE ALFORD and ANNETTE ALFORD, hereinafter called the grantor,
 for the consideration hereinafter stated to the grantor paid by **ALVIN L. THOMAS and VALERIE J. THOMAS**, husband and wife as to an undivided $\frac{1}{2}$ interest and **RICK W. THOMAS*****
 hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:
 ***as to an undivided $\frac{1}{2}$ interest.
 Lot 4, Block 23, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Taxes for 85-86 which are unpaid and Trust Deed executed by Gary Dale Alford and Annette Alford, as grantors in favor of Klamath First Federal Savings and Loan Association, as beneficiary, recorded April 20, 1984 in volume M84 at page 6610, Mortgage records of Klamath County, Oregon which Grantees herein agree to assume and pay.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances

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 \$ 20,350.00.
 ① However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ② (The sentence between the symbols ①, 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 22nd day of October, 19 85;
 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.

This Instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

Gary Dale Alford
 GARY DALE ALFORD
Annette Alford
 ANNETTE ALFORD

STATE OF OREGON, }
 County of Klamath } ss.
October 22, 19 85

STATE OF OREGON, County of _____) ss.
 _____, 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:

(OFFICIAL SEAL)

Notary Public for Oregon
 My commission expires: _____

(If executed by a corporation, affix corporate seal)

Personally appeared the above named
Gary Dale Alford
and Annette Alford

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

(OFFICIAL SEAL)
Robert H. Moore
 Notary Public for Oregon
 My commission expires 8/27/87

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Rick W. Thomas, et al
11007 Mesa Ct.
Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same as now of record
 NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON, }
 County of Klamath } ss.

I certify that the within instrument was received for record on the 23rd day of October, 19 85, at 9:20 o'clock A.M., and recorded in book/reel/volume No. M85 on page 17202 or as fee/file/instrument/microfilm/reception No. 54669, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE
 By Pam Smith, Deputy

Fee: \$5.00