

1-1-74

61264

WARRANTY DEED

Vol. M86 Page 8105

KNOW ALL MEN BY THESE PRESENTS, That C. A. WINETRUT III

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT THOMAS, 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:

The S $\frac{1}{2}$  Tract D of Resubdivision of ENTERPRISE TRACT NO. 24, in the County of Klamath, State of Oregon.

(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, easements or restrictions of record, or easements and restrictions common to the area or apparent on the face of the land

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 \$12,578.82

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 15th day of October, 1980; 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.

*CAUTION*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath } ss.  
October 15, 1980

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

Personally appeared the above named

C. A. WINETRUT III

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: *Evelyn Biehn*  
(OFFICIAL SEAL) Notary Public for Oregon

Before me: \_\_\_\_\_  
Notary Public for Oregon

My commission expires: 3-22-81

My commission expires: \_\_\_\_\_

C. A. WINETRUT III  
170 Brockside  
Eugene, Oregon 97405  
GRANTOR'S NAME AND ADDRESS

Robert Thomas  
930 Klamath Avenue  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert Thomas  
930 Klamath Avenue  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

Robert Thomas  
930 Klamath Avenue  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 12th day of May, 1986, at 11:04 o'clock A.M., and recorded in book/reel/volume No. M86 on page 8105 or as document/fee/file/instrument/microfilm No. 61264, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By *Ann Smith* Deputy

Fee: \$10.00