

63797

WARRANTY DEED

MC-10428

Vol. M86 Page

12599

KNOW ALL MEN BY THESE PRESENTS, That
ALLEN C. ALDRICH and JEAN E. ALDRICH, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NANCY F. THOMAS, a Single Woman, and BEVERLEE Y. WESTON, a Single Woman, 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 1 in Block 2 of Tract No. 1059, KOERTJE KOURT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Easements, Restrictions, Reservations, Provisions and Conditions of record, if any; AND FURTHER SUBJECT TO that certain Mortgage dated September 10, 1975, and recorded September 11, 1975, in Volume M75, Page 16814, in the original amount of \$35,000.00, in favor of the State of Oregon Veterans' Affairs, which the Grantees agree to assume from the Grantors herein, under the terms of the instruments creating the loan to indemnify to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness above mentioned, and consent to their release from their obligations under the loan instruments.

"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."

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

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 \$ 66,000.00

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 day of July, 1986; 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.

ACCEPTED & APPROVED:

Allen C. Aldrich
Allen C. Aldrich

Jean E. Aldrich
Jean E. Aldrich

(If executed by a corporation, the corporate seal)
Nancy F. Thomas/Beverlee Y. Weston

STATE OF OREGON, Alaska } ss.
Third Judicial District }
July, 1986

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 _____

Personally appeared the above named
Allen C. Aldrich & Jean E.
Aldrich, Nancy F. Thomas, Beverlee Y. Weston
they _____ and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL
SEAL)

Before me:
Sandy Carter
Notary Public for Oregon
My commission expires: 12-4-88

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

Allen C. Aldrich & Jean Aldrich
3931 - Hampton Drive
Anchorage, Alaska 99504-4525

GRANTOR'S NAME AND ADDRESS

3890 - Ferry Street
Eugene, Oregon 97405

GRANTEE'S NAME AND ADDRESS

After recording return to:

Nancy F. Thomas
3890 - Ferry Street
Eugene, Oregon 97405

NAME, ADDRESS, ZIP

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

Same as Grantor

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 18th day of July, 1986, at 11:22 o'clock A.M., and recorded in book M86 on page 12599 or as file/reel number 63797

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By _____ Recording Officer
Deputy

Fee: \$10.00