

67945

WARRANTY DEED

1770-1780-K

Vol. 1780 Page 20318

KNOW ALL MEN BY THESE PRESENTS, That JAMES L. ALBION and HELEN M. ALBION, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIMMIE C. THOMAS and PEGGY A. THOMAS, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at the quarter corner common to Sections 31 and 32, Township 37 South, Range 9 East of the Willamette Meridian; thence North 89°49' West 1444.55 feet; thence North 1°10' East 420 feet to the Southeast corner of the herein described property; thence North 1°10' East 100 feet; thence North 89°49' West 602 feet more or less to a point on the Easterly right of way of the Dalles-California Highway; thence Southerly along the Easterly right of way line of the Dalles-California Highway 106 feet more or less to a point which is North 89°49' West of the point of beginning, thence South 89°49' East 630 feet more or less to the point of beginning, being all a part of Section 31, Township 37 South, Range 9 East of the Willamette Meridian.

MOUNTAIN TITLE COMPANY

"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 except all those of record and those apparent upon the land, if any, as of the date of this deed

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 \$ 33,000.00

~~Whereby, the above described premises, consisting of or included in the property of value given and received, which is part of the consideration for the purchase of the same, is hereby conveyed to the grantee.~~ (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 7th day of November, 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.

(If executed by a corporation, affix corporate seal)

James L. Albion
JAMES L. ALBION

Helen M. Albion
HELEN M. ALBION
STATE OF OREGON, County of _____, ss.

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 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:

STATE OF OREGON, } ss.
County of Klamath }
November 7th, 1986
Personally appeared the above named
JAMES L. ALBION and HELEN M. ALBION

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

(OFFICIAL SEAL)

Kristi L. Redd
Before me:

Notary Public for Oregon

My commission expires: 11/16/87

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

James L. Albion & Helen M. Albion
1290 Carlson Dr.
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Jimmie C. Thomas & Peggy A. Thomas
222 N. Rogers
Klamath Falls, OR 97601

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

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath }

I certify that the within instrument was received for record on the 7th day of November, 1986, at 2:55 o'clock P.M., and recorded in book M86 on page 20318 or as file/reel number 67945.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *Ann Smith* Deputy

Fee: \$10.00