

OK

SPECIAL WARRANTY DEED

Vol. 1481 Page 1658

70991

KNOW ALL MEN BY THESE PRESENTS, That

U. S. BANCORP

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GREGORY R. THOMSON AND RONDA THOMSON, husband and wife as to an undivided $\frac{1}{2}$ interest and RANDAL E. THOMSON * hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 4, Block 13, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon.

*AND LORI J. THOMSON, husband and wife, as to an undivided $\frac{1}{2}$ interest.

[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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 53,100.00

However, the actual consideration consists of or includes other property or value given or promised which is ~~not stated in this deed~~ (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 27th day of January, 19 87;

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.

STATE OF OREGON,

County of _____, 19____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires _____

U. S. BANCORP

By: _____

STATE OF OREGON, County of Multnomah) ss.
January 27, 19 87.

Personally appeared D. T. Watkins and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the Asst. Vice _____ president and that the latter is the secretary of _____

U. S. Bancorp 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:

Kathy O. Childers

Notary Public for Oregon

My commission expires: 10-14-88

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

U. S. Bancorp

P. O. Box 4412, RELS, T-8

Portland, Oregon 97208

GRANTOR'S NAME AND ADDRESS

Gregory R. Thomson, et al

5444 Brentwood Drive

Klamath Falls, Ore. 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gregory R. Thomson, et al
see address above

NAME, ADDRESS, ZIP

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

Gregory R. Thomson, et al
see address above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 3rd day of February, 1987, at 9:53 o'clock A.M., and recorded in book/reel/volume No. M87 on page 1658 or as fee/file/instrument/microfilm/reception No. 70991, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By: _____ Deputy

Fee: \$10.00

SPACE RESERVED
FOR
RECORDER'S USE