

OK

77003

WARRANTY DEED

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CA 11

KNOW ALL MEN BY THESE PRESENTS, That KEITH W. DODD AND LILA M. DODD, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM H. THOMAS, JR. AND PAULA J. 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:

S1/2NE1/4SE1/4NW1/4 and that portion of the S1/2NW1/4SW1/4NE1/4 lying Westerly of Highway 232 in Section 16, Township 31 South, Range 7 East of the Willamette Meridian according to the official plat thereof on file in the office of the County Clerk in Klamath County, Oregon.

SUBJECT TO:

- 1. Right of Way, including the terms and provisions thereof, dated June 11, 1984, recorded in M-84 on page 17915, records of Klamath County, Oregon.
2. Telephone Line Right-of-Way, including the terms and provisions thereof dated October 25, 1983, recorded in M-83 on page 346, records of Klamath County, 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

As set forth hereinabove

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 \$ 7,000.00

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). (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 17th day of July, 1987; 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.

Keith W. Dodd
KEITH W. DODD

Lila M. Dodd
LILA M. DODD

STATE OF OREGON, County of Washington } ss. July 14, 1987

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

Personally appeared the above named Keith W. Dodd, Lila M. Dodd

and acknowledged the foregoing instrument to be their 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: Stewart
Notary Public for Oregon
My commission expires: 2/10/90

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Keith W. & Lila M. Dodd

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 16th day of July, 1987 at 11:34 o'clock A.M., and recorded in book/reel/volume No. M87 on page 12643 or as fee/file/instrument/microfilm/reception No. 77003, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By P.A. Smith Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee: \$10.00

GRANTOR'S NAME AND ADDRESS

William H. Jr. & Paula J. Thomas

GRANTEE'S NAME AND ADDRESS

Mrs. & Mr. William H. Thomas, Jr. P.O. Box 102 Chemult, Oregon 97731

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

Mrs. & Mr. William H. Thomas, Jr. P.O. Box 102 Chemult, Oregon 97731