

MOUNTAIN TITLE COMPANY

78636

WARRANTY DEED

MTC-1055UR

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KNOW ALL MEN BY THESE PRESENTS, That JUDITH A. SANDBERG

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ARTHUR J. THOMAS and BONNIE C. 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:

The Easterly 80 feet of Lot 17, BURNSDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



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 \$ 36,900.00

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 21st day of August, 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.

(If executed by a corporation, affix corporate seal)

JUDITH A. SANDBERG

State of California)

) ss.

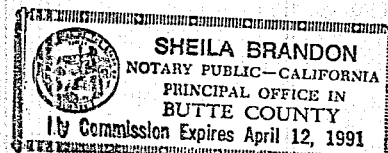
County of BUTTE)

On this 21st day of August in the year 1987

before me, Sheila Brandon

the undersigned Notary Public, State of California, duly commissioned and sworn, personally appeared Judith A. Sandberg

() personally known to me, (x) proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to this instrument and acknowledged that she executed it.



Notary Public, State of California

JUDITH A. SANDBERG
3015 Monticell Lane #D
Chico, CA 95926

GRANTOR'S NAME AND ADDRESS

ARTHUR J. THOMAS and BONNIE C. THOMAS
3926 Sturdivant
Klamath Falls, OR 97603

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

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 28th day of August, 1987, at 11:11 o'clock A.M., and recorded in book M87 on page 15584 or as file/reel number 78636.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By [Signature] Deputy

Fee: \$10.00

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