

OK

95764

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That John C. Thomas

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Thomas Associates, Incorporated, 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 3, Block 1, Cedar Trails, Tract 1083.

(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,

easements, conditions, restrictions, and rights of way of record, and those

apparent upon the land, 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 \$ 6,500.00

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 3rd day of January, 1989; 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.

John C. Thomas

STATE OF ~~California~~ CALIFORNIA } ss.
County of SONOMA
JAN. 3, 19 89

Personally appeared the above named

JOHN C. THOMAS

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

Before me:

OFFICIAL SEAL

KAREN K. BRIANS

NOTARY PUBLIC

SONOMA COUNTY

My Comm. Expires May 5, 1989

Karen K. Brians

for State of California

My commission expires: MAY 5 1989

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 _____

_____, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

John C. Thomas

344 Brookhaven Court
Sebastopol, California

GRANTOR'S NAME AND ADDRESS

Thomas Associates, Inc.
344 Brookhaven Court
Sebastopol, California

GRANTEE'S NAME AND ADDRESS

After recording return to:

John C. Thomas

344 Brookhaven Court

Sebastopol, California 95472

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 6th day of Jan., 1989, at 1:43 o'clock P.M., and recorded in book/reel/volume No. M89 on page 369 or as fee/file/instrument/microfilm/reception No. 95764, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

Fee \$8.00

B. Danvers Mullins Deputy