

98451

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KNOW ALL MEN BY THESE PRESENTS, That CHARLES J. THOMAS AND MARY O. THOMAS

husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY G. THOMPSON
AND GRACE Y. O. THOMPSON, husband and wife
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and
assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Northerly 90 feet of Lots 5 and 6 in Block 19 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 1-3809-29AD-8800
Key No. 215190

"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 and the above granted premises, free from all encumbrances

except those of record and apparent to 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. \$ 45,000.00 and actual consideration paid for this transfer, stated in terms of dollars, is \$ 45,000.00 and the balance of the purchase price of the premises is \$ 0.00.

and demands of all persons whomsoever, except those mentioned in the preceding sentence, shall be paid by the transferor to the transferee. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$. However, the actual consideration paid for or included in this transfer ~~is not the same as the consideration which is the whole or part of the consideration~~ (indicate which). ¹(The sentence between the symbols¹, if not applicable, should be deleted. See ORS 93.030.) ²Where the context so requires, the singular includes the plural and all grammatical persons.

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.

Witness my hand and seal of office, duly authorized thereto by

In Witness Whereof, the grantor has executed this instrument this 24 day of March, 1924, 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.

Charles J. Thomas

Mary O. Thomas

Mary O. Thomas) ss.
STATE OF OREGON, County of _____)
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STATE OF OREGON

County of Franklin ss.
March 27, 1989

Personally appeared the above named

Personally appeared the above named
CHARLES J. THOMAS AND
MARY O. THOMAS

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

Personally appeared _____, 19____, 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:

STATE OF OREGON,

\$5.

County of Klamath
I certify that the within instrument was
received for record on the 27th
day of March, 19 89,
at 12:15 o'clock P M., and recorded
in book M89 on page 5079 or as
file/reel number 9845k.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore Deputy

Fee \$8.00

By Pauline Mullender Deputy

NAME ADDRESS ZIP

MOUNTAIN TITLE COMPANY