

1-1-74

K-32468

33951

WARRANTY DEED

Vol. m91 Page 17381

KNOW ALL MEN BY THESE PRESENTS, That C.M. GILMORE, aka

CLARENCE M. GILMORE, a single man,  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES A. THORPE  
 and HELEN I. THORPE, husband and wife, as tenants in common 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 ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 5, Block 205, Mills Second Addition to the City of Klamath Falls,  
 Klamath County, Oregon, according to the official plat thereof on file in  
 the records of Klamath County, Oregon, less and excepting that portion  
 heretofore conveyed to the State of Oregon for the widening of South  
 Sixth Street by Deed Vol. 160, page 295

Together with all buildings, improvements, parking areas and easements  
 pertaining thereto

(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

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 \$ 75,000.00  
~~However, the actual consideration consists of or includes other property or value given or promised which is~~  
~~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 21 day of February, 1978;  
 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)

STATE OF OREGON,

County of Klamath

February 21, 1978

Personally appeared the above named  
 Clarence M. Gilmore

and acknowledged the foregoing instru-  
 ment to be his voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon  
 My commission expires: 8-5-79

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 \_\_\_\_\_

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 be-  
 half 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,

County of Klamath ) ss.

I certify that the within instru-  
 ment was received for record on the  
 30th day of Aug., 19 91,  
 at 10:06 o'clock A.M., and recorded  
 in book M91 on page 17381 or as  
 file/reel number 33951.

Record of Deeds of said county.  
 Witness my hand and seal of  
 County affixed.

Evelyn Biehn, County Clerk  
 Recording Officer  
 By *Debra M. Mullendor* Deputy

SPACE RESERVED  
 FOR  
 RECORDER'S USE

Fee \$28.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

PHILLIP DODDGE

7575 CANNON

KLAMATH FALLS OR 97603

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP