

38102

20032 LB

MOUNTAIN TITLE COMPANY

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ROBERT R. THOMAS and CONNIE THOMAS, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WEST AMERICA BANK CUSTODIAN FBO MARTIN J. LISTBERGER, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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 7, Block 1 of TRACT 1118, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

91 DEC 2 2 PM 3 09

"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 all those of record and those apparent to the land as of the date of this deed

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. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00

~~ANY OF THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO THE EASEMENTS, RIGHTS, AND INTERESTS OF THE STATE OF OREGON, AND THE COUNTY OF KLAMATH, AS SHOWN ON THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.~~

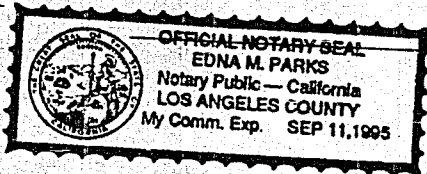
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25th day of November, 1991; 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.

EMP California
STATE OF OREGON,
County of Los Angeles) ss.
November 25, 1991

Robert R. Thomas
ROBERT R. THOMAS
Connie Thomas
CONNIE THOMAS

Personally appeared the above named ROBERT R. THOMAS & CONNIE THOMAS



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

Before me: Edna M. Parks
Notary Public for Oregon
My commission expires: 9/11/95

STATE OF OREGON, County of) ss.
The foregoing instrument was acknowledged before me this , 19 , by , president, and by , secretary of

a corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: (SEAL)

ROBERT & CONNIE THOMAS	
44434 86 St. East	
Lancaster, CA 93535	
GRANTOR'S NAME AND ADDRESS	
MARTIN J. LISTBERGER	
209 Thorndike Way	
Folsom, CA 95630	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
SAME AS GRANTEE	
NAME, ADDRESS, ZIP	
Until a change is requested all notices shall be sent to the following address.	
SAME AS GRANTEE	
NAME, ADDRESS, ZIP	

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath ss.
I certify that the within instrument was received for record on the 2 day of Dec, 1991, at 3:09 o'clock P.M., and recorded in book 1191 on page 25162 or as file/reel number 38102, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn
By Pamela A. Helich Recording Officer
Deputy

28.00

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