

41583

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

GLADYS L. BRODIE hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHRISTOPHER L. THOMPSON and LAURIE A. CAMPBELL-THOMPSON, 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, 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:  
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"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 lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as 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 \$ 47,500.00

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 27th day of February, 1992; 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.

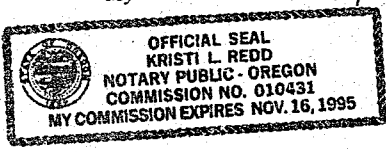
Diana L. Snider as attorney in fact  
DIANA L. SNIDER as attorney-in-fact for  
GLADYS L. BRODIE

STATE OF OREGON,  
County of Klamath ) ss.  
February 27, 1992

Personally appeared the above named  
DIANA L. SNIDER as attorney-in-fact for  
GLADYS L. BRODIE

and acknowledged the foregoing instrument to be her voluntary act and deed.  
Before me: Kristi L. Redd

Notary Public for Oregon  
My commission expires: 11/16/95



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 (SEAL)  
My commission expires:

GLADYS L. BRODIE
KLAMATH FALLS, OR
GRANTOR'S NAME AND ADDRESS
CHRISTOPHER L. THOMPSON and LAURIE A. CAMPBELL-THOMPSON
1851 MANZANITA STREET
KLAMATH FALLS, OR 97601
GRANTEE'S NAME AND ADDRESS
CHRISTOPHER L. THOMPSON and LAURIE A. CAMPBELL-THOMPSON
1851 MANZANITA STREET
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP
After recording return to:
CHRISTOPHER L. THOMPSON and LAURIE A. CAMPBELL-THOMPSON
1851 MANZANITA STREET
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
CHRISTOPHER L. THOMPSON and LAURIE A. CAMPBELL-THOMPSON
1851 MANZANITA STREET
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.  
County of  
I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book on page or as file/reel number  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By Recording Officer  
Deputy

4132A

MTC NO.: 26877-MM

EXHIBIT A  
LEGAL DESCRIPTION

All of Lot 22 and that portion of Lot 23 in Block 30, 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, more particularly described as follows:

Beginning at the Southwesterly corner of said Lot 23, thence Northeasterly along the Northerly boundary of Manzanita Street, 4 feet to a point; thence Northwesterly and parallel with the Southwesterly line of Lot 23 to the Northwesterly line thereof; thence Southwesterly along the Northwesterly line of said Lot 23 to the Northwesterly corner of said Lot; thence Southeasterly along said Southwesterly line of said lot to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 28th day  
of Feb. A.D., 19 92 at 1:23 o'clock P. M., and duly recorded in Vol. M92,  
of Deeds on Page 4132.  
Evelyn Biehn - County Clerk  
By Caroline M. Mendenhall

FEE \$35.00