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EVERETT NEWS LAW PUBLISHING CO. PORTLAND, OR. 97204

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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DAVID D. THOMAS and BONNY JO THOMAS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by F. D. NELSON and DORIS V. NELSON, husband and wife, and PAUL A. WEAVER and SAUNDRA L. WEAVER, 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, 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: To F. D. NELSON and DORIS V. NELSON, husband and wife, an undivided one-half interest; and to PAUL A. WEAVER and SAUNDRA L. WEAVER, husband and wife, an undivided one-half interest, in the following described property, to-wit:

A portion of Tract 68, FAIR ACRES SUBDIVISION NO. 1, beginning at a point on the South line of said Tract 68 which is West 30 feet and North 0°11' East 30 feet from the corner common to Sections 35 and 36, Township 38 South, Range 9 East of the Willamette Meridian, and Sections 1 and 2, Township 39 South, Range 9 East of the Willamette Meridian; thence North 0°11' East, parallel with the East line of said Tract 68, a distance of 80 feet; thence West a distance of 75.25 feet; thence South 0°11' West a distance of 80 feet to the South line of said Tract 68; thence East, along said South line a distance of 75.25 feet to the point

(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 who may hereafter, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$125,600.00

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 18th day of June, 1981; 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.

David D. Thomas
Bonny Jo Thomas

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
June 18, 1981

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared the above named DAVID D. THOMAS and BONNY JO THOMAS, husband and wife,

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 2/14/85

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:
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

David D. Thomas & Bonny Jo Thomas
2427 Eberlein
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

F. D. Nelson & Doris V. Nelson
Paul A. Weaver & Sandra L. Weaver
P. O. Box 336, Rogue River, OR 97537
GRANTEE'S NAME AND ADDRESS

After recording return to:

Wesley Boyd
1644 Pine Grove Rd
Klamath Falls, Or 97602
F. D. Nelson and Doris V. Nelson
Paul A. Weaver & Sandra L. Weaver
P. O. Box 336, Rogue River, OR 97537
NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

15469

of beginning.

SUBJECT TO: Reservations, including the terms and provisions thereof, dated September 12, 1927, recorded September 22, 1927, in Book 77, Page 455, Official Records of Klamath County, Oregon, in favor of Walter T. Smith, Frank A. Smith and Edith Smith for the right to build ditches, telephone, telegraph and electric power lines and to maintain the same; and other easements, restrictions, reservations and rights-of-way of record and those apparent on the land;

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal the 14th day
of July A.D. 19 92 at 3:26 o'clock P M., and duly recorded in Vol. M92
of Deeds on Page 15468
Evelyn Biehn County Clerk
By [Signature]

FEE \$35.00