

3497

WARRANTY DEED

MTC 4046A

Vol. 1997 Page 5748

KNOW ALL MEN BY THESE PRESENTS, That

Darrell H. Blackwell and

Patricia A. Blackwell, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Nick Thompson and Patricia Thompson, Husband and Wife

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:

The East 100 feet of Lots 9 and 10, Block 27, WEST KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 except as stated on the reverse of this deed, or those apparent upon the land, if any, as of 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 \$ 29,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols  $\circ$  if not applicable, should be deleted. See ORS 21.030.)

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 16th day of August, 1980; 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

July 16, 19 80

Personally appeared the above named

Darrell H. Blackwell and Patricia A. Blackwell

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires July 13, 1981

STATE OF OREGON, County of

19

Personally appeared

and

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,

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.

Recording Officer

By Deputy

SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Nick &amp; Patricia Thompson

P. O. Box 962

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

SAME - NO CHANGE

NAME, ADDRESS, ZIP

1. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby.

2. Reservations contained in plat dedication, to wit:

"The right to prevent or prohibit telephone, electric light, or other wires from being placed or strung on poles or otherwise along the streets of said West Klamath, when it is possible to place or string said wires in or along alleys."

3. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: September 19, 1975

Recorded: September 24, 1975

Volume: M75, page 11563, Microfilm Records of Klamath County, Oregon

Amount: \$4,700.00

Grantor: Darrell H. Blackwell

Trustee: Mountain Title Company, an Oregon corporation

Beneficiary: Clinton C. Pierce and Dorothy F. Pierce, husband and wife

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 26th day  
of February A.D., 19 97 at 2:42 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 5748

Bernetha G. Letsch, County Clerk

FEE \$35.00

by Kathleen Ross