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TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

GEORGE A. PONDELLA, JR.

conveyed to JIML THIBEAULT and JEANNE THIBEAULT, husband and wife and MARLIN THIBEAULT, not as tenants in common, but with *** all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 1, Block 34, FIRST ADDITION TO KLAMATH FOREST ESTATES, in the County of Klamath, State of Oregon.
***full rights of survivorship.

Subject to:

1. Subject to the reservations as set forth in the dedication of First Addition to Klamath Forest Estates.
2. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, filed June 9, 1972 in Commissioners Journal, forming the Klamath Forest Estates-Sprague River Livestock District. ("No person shall allow or permit livestock of the bovine species, horses, mules, asses, sheep, goats and swine, to run at large within the boundaries hereinabove described.")
3. Subject to rules and regulations of Fire Patrol District.

*THIS INSTRUMENT SHALL NOT BE USED FOR THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE RECORDING, LAND-OWNERS OF THIS INSTRUMENT, THE PERSONAL USE OF THIS PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and (covenants) that grantor is the owner of the above described property free of all encumbrances except as set forth hereinabove.

and (will) warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$3,900.00. *However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) * (Delete between symbols; If not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 18th day of March, 1986.

George A. Pondella, Jr.

STATE OF OREGON, County of Klamath, ss.on this 18th day of March, 1986

Personally appeared the above named George A. Pondella, Jr. and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Susan C. [Signature]
Notary Public for Oregon
My Commission Expires: 10-21-88

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 19th day of March, 1986, at 11:09 o'clock A. M., and recorded in book/real/volume No. M86 on page 4554 or as document/fee/file/instrument/microfilm No. 59326.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Nienm, County Clerk

By [Signature] Deputy

Fee: \$10.00