

WARRANTY DEED

AFTER RECORDING RETURN TO:
RICHARD F. DOWNS

1916 Anita Dr
Pasadena, CA 91105

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

LULA MAE THOMAS, JOE D. THOMAS AND JIMMIE R. THOMAS hereinafter
called GRANTOR(S), convey(s) to RICHARD F. DOWNS hereinafter
called GRANTEE(S), all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 14, LAKE SHORE GARDENS, in the County of Klamath, State of
Oregon.

CODE 190 MAP 3808-25DA TL 3400

THE PURPOSE OF THIS DEED IS TO CONVEY TITLE AND TO RELEASE THE
LIFE ESTATE INTEREST OF LULA MAE THOMAS, AS RECORDED ON NOVEMBER
12, 1982 IN BOOK M-82 AT PAGE 15021.

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) 1990-91 taxes, a
lien not yet payable. 2) This property lies within and is
subject to the levies and assessments of the Lakeshore Drainage
District. 3) Conditions, Restrictions as shown on the recorded
plat of Lakeshore Gardens. 4) Right of way for electric power
line across said premises in favor of The California Oregon
Power Company, a corporation, and other reservations and
restrictions as shown in deed from Arthur M. Geary, et al., to
George C. Garrett dated May 14, 1927 and recorded September 3,
1929 in Book 88, Page 10, Deed Records of Klamath County,
Oregon, and also as shown in deed from Arthur M. Geary et al.,
to Ada S. Bowness, recorded June 12, 1930 in Book 91 at page
276, Deed Records of Klamath County, Oregon. 5) Easement,
including the terms and provisions thereof: Granted to: The
California Oregon Power Company, a corporation, recorded May 15,
1937 in Book 109 at page 305.

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
\$55,000.00.

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 11th day of October, 1990.

Lula Mae Thomas
LULA MAE THOMAS

Joe D. Thomas
JOE D. THOMAS

JIMMIE R. THOMAS

STATE OF OREGON, County of Klamath)ss.

OCTOBER 15, 1990.

Personally appeared the above named LULA MAE THOMAS AND JOE D.
Continued on next page

WARRANTY DEED
PAGE 2

JIMMIE R. THOMAS, and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me, Janet A. Handraabe
Notary Public for OREGON
My Commission Expires: 7-23-93

STATE OF OREGON, County of _____ ss.

October _____, 1990

Personally appeared the above named JIMMIE R. THOMAS, and acknowledge the foregoing instrument to be HIS voluntary act and deed.

Before me: _____
Notary Public for Oregon
My Commission Expires: _____

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WARRANTY DEED

AFTER RECORDING RETURN TO:
RICHARD F. DOWNS

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

LULA MAE THOMAS, JOE D. THOMAS AND JIMMIE R. THOMAS hereinafter
called GRANTOR(S), convey() to RICHARD F. DOWNS hereinafter
called GRANTEE(S), all that real property situated in the County
of KLAMATH, State of Oregon, described as:

Lot 14, LAKE SHORE GARDENS, in the County of Klamath, State of
Oregon.

CODE 190 MAP 3808-25DA TL 3400

THE PURPOSE OF THIS DEED IS TO CONVEY TITLE AND TO RELEASE THE
LIFE ESTATE INTEREST OF LULA MAE THOMAS, AS RECORDED ON NOVEMBER
11, 1982 IN BOOK M-82 AT PAGE 15021.

"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."

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property free of all encumbrances except 1) 1990-91 taxes, a
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subject to the levy and assessments of the Lakeshore Drainage
District. 3) Conditions, Restrictions as shown on the recorded
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1937 in Book 109 at page 305.

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
\$55,000.00.

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 11th day of October, 1990.

LULA MAE THOMAS

Jimmie R. Thomas
JIMMIE R. THOMAS

JOE D. THOMAS

STATE OF OREGON, County of KLAMATH)ss.

OCTOBER _____, 1990.

Personally appeared the above named LULA MAE THOMAS AND JOE D. THOMAS
Continued on next page

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WARRANTY DEED
PAGE 2

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

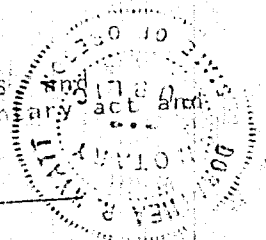
Before me: _____
Notary Public for OREGON
My Commission Expires: _____

STATE OF OREGON, County of Columbia ss.

October 26, 1990

Personally appeared the above named JIMMIE R. THOMAS
acknowledge the foregoing instrument to be HIS voluntary act and
deed.

Before me: Donna J. Ruyter
Notary Public for Oregon 9-29-93
My Commission Expires: _____



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 29th day
of Oct. A.D., 19 90 at 3:15 o'clock P.M., and duly recorded in Vol. M90,
of _____ of Deeds on Page 21728.

Evelyn Biehn - County Clerk

By Pauline Muehlenberg

FEE \$43.00

NOTARY PUBLIC
DONNA J. RUYTER
9-29-93

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