



92 DEC 4 AM 9 06.

K-44309

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# STATUTORY WARRANTY DEED

Jimmie D. Baughman, Grantor,  
conveys and warrants to DONALD W. THURSTON AND RACHAEL E. THURSTON, husband and wife, Grantee,  
the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 8 in Block 12 of Tract No. 1079, Sixth Addition to Sunset Village,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easement  
of record and those apparent upon the land, contracts and/or liens for irrigation  
and/or drainage.

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.

The true consideration for this conveyance is \$ 87,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 24th day of July 19 92.

X J. D. Baughman

JDAWO  
STATE OF OREGON  
County of BONNER } ss.

BE IT REMEMBERED, That on this 24 day of JULY, 1992, before me, the  
undersigned, a Notary Public in and for said County and State, personally appeared the within named JIMMIE D.  
BAUGHMAN

known to me to be the identical individual described in and who executed the within instrument and acknowledged to  
me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above  
written.

Barbara A. Hunt  
Notary Public for Oregon JDAWO  
My Commission expires FEB 93

Title Order No. K-44309  
Escrow No. 92010794

After recording return to:  
Mr. & Mrs. Donald W. Thurston  
3933 Rio Vista Way  
Klamath Falls, Oregon 97603  
Name, Address, Zip

Until a change is requested all tax statements shall be sent  
to the following address.  
Mr. & Mrs. Donald W. Thurston  
3933 Rio Vista Way  
Klamath Falls, Oregon 97603  
Name, Address, Zip

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Klamath County Title Co  
on this 4th day of Dec. A.D., 19 92  
at 9:06 o'clock A M. and duly recorded  
in Vol. M92 of Deeds Page 28707.  
Evelyn Biehn County Clerk  
By Pauline M. Mullins Deputy.

Fee, \$30.00