SPECIAL WARRANTY DEED

Vol. <u>m93</u> Page 19496

KNOW ALL MEN BY THESE PRESENTS, That John Albin and Lina Albin

.., hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Delbert P. Thomas and Kristy A. Thomas, husband and wife

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath , State of Oregon, described as follows, to-wit:

Lot 4 in Block 3 of River Pine Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Map #2309-24A-3800.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Contract the whole the which which was a sentence between the symbols ①, if not applicable, should be deleted. See ORS 03.030.)

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.

corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duty authorized to do so by its board of directors.

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.

John Alhja

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STATE OF XXXX	GOM, County of Canhan	
This instrui	ment was acknowledged before) ss.
by John Albi	ment was acknowledged before me on	, 19.93
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by		, 19
as		
of	0 6	
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Cecula Nean (Naute. Notary Public for Oxegon My commission expires L

NAME, ADDRESS, ZIP	e following address.
The first of the second of	The second second
Grantees at above address	
Mer recording return to:	
GRANTEE'S NAME AND ADDRESS	the second
LaPine OR 97739	* *
HC61 Box 1	Illomas
Delbert P. Thomas and Kristy	A. Thomas
GRANTOR'S NAME AND ADDRESS	7.5 (1) (1) (1)
Caldwell ID 89605	
1610 Alder	
John Albin and Lina Albin	

STATE OF OREGON.

County of Klamath

I certify that the within instrument was received for record on the 6th.... day of Aug., 19 93. at .10:38... o'clock A M., and recorded in book/reel/volume No. M93 on page19496 ... or as fee/file/instrument/microfilm/reception No. 65842, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Dantine Marker As & Deputy

SPACE RESERVED

FOR

RECORDER S USE