



WARRANTY DEED

#03040696

AFTER RECORDING RETURN TO:

JOHNNY A. SANDERS

6049 HIGHWAY 39KLAMATH FALLS, OR 97603

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

JOE THOMAS, hereinafter called GRANTOR(S), convey(s) to JOHNNY
A. SANDERS, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 3, Block 65, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

Code 1 Map 3809-29BA TL 7200

"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 covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

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
\$27,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

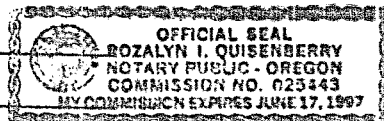
IN WITNESS WHEREOF, the grantor has executed this instrument
this 7 day of October, 1993.

Joe Thomas
JOE THOMAS

STATE OF OREGON, County of Klamath)ss.

On October 7, 1993, personally appeared the above-named JOE
THOMAS and acknowledged the foregoing instrument to be his
voluntary act and deed.

Before me: Rozalyn I. Quisenberry
Notary Public for Oregon
My Commission Expires: 6-17-97



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 14th day
of Oct. A.D., 19 93 at 10:33 o'clock A.M., and duly recorded in Vol. M93
of Deeds on Page 26814

FEE \$30.00

Evelyn Biehn - County Clerk

By Douglas Mullendore