



WARRANTY DEED
ATC 40782

AFTER RECORDING RETURN TO:
GRANT THACKER
367 C Jacqueline Road
Campbell River, BC, Canada V9W 7L3

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

LE ROY E. VAUGHAN, hereinafter called GRANTOR(S), convey(s) to
GRANT THACKER, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

The South 33 feet of Lot 10 and the North 2 feet of Lot 11,
Block 11, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in
the County of Klamath, State of Oregon.

Code 1, Map 3809-29DD, Tax Lot 5100

"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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except:

- 1) Covenants, conditions, restrictions, reservations, rights,
rights of way and easements of record, if any, and apparent
upon the land.
- 2) Mortgage, including the terms and conditions thereof, recorded
November 7, 1978 in Book M-78, Page 25109 (and subsequently
assumed by document recorded April 17, 1984 in Book M-84,
Page 6313), in favor of State of Oregon, represented and acting
by the Director of Veterans' Affairs, which Mortgage the
Grantee herein DOES NOT agree to assume and pay and Grantor
heraby holds Grantee harmless therefrom.

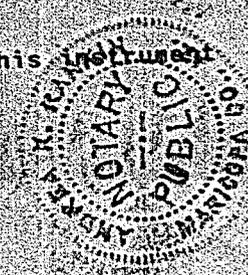
and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$38,000.00.

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 9th day of December, 1993.

Le Roy E. Vaughan
LE ROY E. VAUGHAN



STATE OF ARIZONA, County of Maricopa)ss.

On December 15, 1993, personally appeared the above
named LE ROY E. VAUGHAN and acknowledged the foregoing
instrument to be his voluntary act and deed.

Before me: Andrea K. Banker
Notary Public for Arizona
My Commission Expires: 10/27/94

Aspen Title & Escrow, Inc.

WARRANTY DEED

UNTIL A CHANGE IS REQUESTED ALL TAX... CAMPBELL RIVER, BC, CANADA V2W 7L3

STATE OF OREGON COUNTY OF KLAMATH ss

Filed for record at request of Aspen Title Co the 20th day of Dec A.D. 19 93 at 10:37 o'clock AM, and duly recorded in Vol. 693 of Deeds on Page 33849 Evelyn Biehn County Clerk By [Signature]

FEE \$35.00

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.397.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except:

- 1) Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land. 2) Mortgages, including the terms and conditions thereof, recorded November 2, 1978 in Book M-78, Page 25109 (and subsequently assumed by document recorded April 17, 1984 in Book M-84, Page 6113), in favor of State of Oregon, represented and acting by the Director of Veterans Affairs, which Mortgage the grantee herein does not agree to assume and pay and grantor hereby not be granted harmless therefrom.

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 \$28,000.00.

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 20th day of December, 1993.

LE ROY E. VAUGHAN

STATE OF ARIZONA County of [Name]

On December 17, 1993, personally appeared the above named LE ROY E. VAUGHAN and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Arizona My Commission Expires: [Date]

