03-10-94P03:27 RCVD

Vol.mg4 Page 7517

SOEN WARRANTY DEED LE & ESCROW. INC.

#05041261 AFTER RECORDING RETURN TO:

ARTHUR J. THOMAS, JR.
BONNIE C. THOMAS

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

JACK ARMSTRONG AND KAREN ARMSTRONG, hereinafter called GRANTOR(S), convey(s) to ARTHUR J. THOMAS, JR. AND BONNIE C. THOMAS, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Parcel 3 of Land Partition 16-92 situated in the N 1/2 NW 1/4 SE 1/4 of Section 7, Township 39 South, Range 8 East of the Williamette Meridian, in the County of Klamath, State of Oregon.

CODE 21 MAP 3908-7DB TAX LOT 1800 CODE 21 MAP 3908-7DB TAX LOT 1700

"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 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 \$23,000.00.

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 10th day of MARCH, 1994.

JACK ARMSTRONG

Tacen Usms
KAREN ARMSTRONG

STATE OF OREGON, County of <u>Flamath</u>)ss.

On this 10th day of MARCH, 1994,

Personally appeared the above named JACK ARTMSTONG AND KAREN ARMSTRONG, acknowledged the foregoing instrument to be their voluntary and deed.

Before me: Bul thrown
Notary Public for Oregon 9/28/96
My Commission Expires: 9/28/96



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XAT DRAGGERABONA WI SERANG IN 11 INC.

STATE OF OREGON: COUNTY OF KLAMATH:

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of	March		_ A.D., 19 <u>94</u>	at <u>3:27</u>	o'clock P			Vol. M94	day
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FEE	\$35.00				Evelyn Bi	lehn	County Cleri	k	
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