



WARRANTY DEED

Vol. m94 Page 7517

#05041261

AFTER RECORDING RETURN TO:

ARTHUR J. THOMAS, JR.

BONNIE C. THOMAS

3396 Holbrook  
Klamath Falls, OR 97601

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  
Willamette 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  
JACK ARMSTRONG

Karen Armstrong  
KAREN ARMSTRONG

STATE OF OREGON, County of Klamath ) ss.

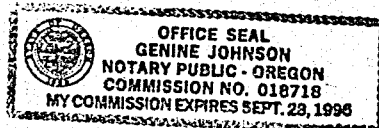
On this 10th day of MARCH, 1994,

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

Before me: Genine Johnson

Notary Public for Oregon

My Commission Expires: 9/28/96



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 10th day  
of March A.D., 19 94 at 3:27 o'clock P M., and duly recorded in Vol. M94  
of Deeds on Page 7517  
Evelyn Biehn • County Clerk  
By Pauline Mueller

FEE \$35.00

THIS INSTRUMENT IS A WARRANTY DEED, AND THE GRANTOR WARRANTS THAT THE PROPERTY DESCRIBED IN

THIS INSTRUMENT IS NOT SUBJECT TO ANY OTHER INTEREST, AND THAT THE GRANTOR HAS THE RIGHT TO CONVEY THE PROPERTY

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