

86048

08-16-94A11:20 RCVD

Vol 94 Page 25343

Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01041933

AFTER RECORDING RETURN TO:

Mr. John Wheelock

4738 Sumac Avenue
Klamath Falls, OR 97603

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

NOBLE THOMAS and CHARLOT V. THOMAS and REBECCA AYN BENSON also
known as REBECCA A. BENSON, hereinafter called GRANTOR(S),
convey(s) to JOHN R. WHEELLOCK, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lot 3 in Block 3, Tract No. 1008, BANYON PARK, in the County of
Klamath, State of Oregon.

Code 41, Map 3909-14BA, 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
\$85,000.00.

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 12th day of August, 1994.

Noble Thomas
NOBLE THOMAS

Charlot V. Thomas
CHARLOT V. THOMAS

Rebecca A. Benson by Charlot V. Thomas her atty in fact
REBECCA A. BENSON also known as REBECCA AYN BENSON, by
CHARLOT V. THOMAS, her attorney in fact

STATE OF OREGON, County of Klamath)ss.

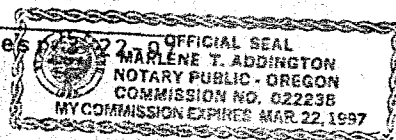
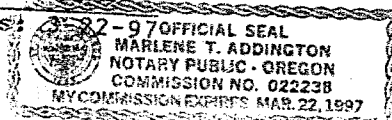
The foregoing instrument was acknowledged before me this 12th
day of August, 1994, by NOBLE THOMAS and CHARLOT V. THOMAS.

Before me: Marlene T. Addington
Notary Public for Oregon My commission Expires: 3-22-97

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 12th
day of August, 1994, by CHARLOT V. THOMAS as attorney in fact
for REBECCA A. BENSON also known as REBECCA AYN BENSON.

Before me: Marlene T. Addington
Notary Public for Oregon My Commission Expires: 3-22-97



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 16th day
of Aug A.D., 19 94 at 11:20 o'clock A.M., and duly recorded in Vol. M94
of Deeds on Page 25343
By Evelyn Biehn County Clerk
By [Signature]

FEE \$35.00

TO HAVE AND TO HOLD unto the said [Name], the heirs, assigns and assigns forever, all that certain [Description of Property]

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