

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That
DOUGLAS J. THURSTON
hereinafter called the grantor, for the consideration herein after stated, to grantor paid by
JACK J. DUVO and MARIANNE J. DUVO, husband and wife
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,
the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,
situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2 in Block 8 of ELDRADO ADDITION to the City of Klamath Falls,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon

MOUNTAIN TITLE COMPANY

"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 30.930."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 82,000.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 82,000.00~~
~~XXXXXX THE ABOVE CONSIDERATION IS NOT VALID FOR RECORDING PURPOSES. THE INSTRUMENT SHOULD BE REFILED XXXXXX~~
~~See ORS 30.930.~~

It is construed this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18 day of November, 1994;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

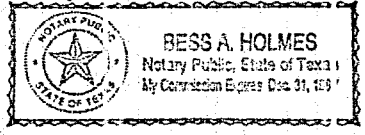
STATE OF OREGON, Texas)
County of TULSA) ss.
NOV. 18, 1994

X Douglas J. Thurston
DOUGLAS J. THURSTON

Personally appeared the above named
DOUGLAS J. THURSTON

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me: Bess A. Holmes
Notary Public for Oregon
My commission expires: 12/31/97



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____ a _____ corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: _____ (SEAL)

DOUGLAS J. THURSTON 4411 Springfield Springs Rd #2105 Fruita, CO 80632	GRANTOR'S NAME AND ADDRESS
JACK J. DUVO and MARIANNE J. DUVO 200 Peach Street Klamath Falls OR 97601	GRANTEE'S NAME AND ADDRESS
JACK J. DUVO and MARIANNE J. DUVO 200 Peach Street Klamath Falls OR 97601	NAME, ADDRESS, ZIP
JACK J. DUVO and MARIANNE J. DUVO 200 Peach Street Klamath Falls OR 97601	NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.
County of Klamath
I certify that the within instrument was received for record on the 22nd day of Nov, 19 94, at 1:38 o'clock P. M., and recorded in book M94 on page 35827 or as file/reel number 91431, Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendorp Deputy
Fee \$30.00

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