



#01042370

AFTER RECORDING RETURN TO:

LARRY A. THOMAS  
2401 10TH AVENUE EAST  
SEATTLE, WA 98102

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

WARRANTY DEED STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow  
on this 31st day of March A.D., 19 95  
at 3:46 o'clock P M. and duly recorded  
in Vol. M95 of Deeds Page 7865  
Bernetha G. Lersch County Clerk  
By [Signature] Deputy.  
Fee, \$30.00

DON FRYE CONSTRUCTION INC., hereinafter called GRANTOR(S),  
convey(s) to LARRY A. THOMAS, a single man, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

Lot 4, Block 3, Tract 1152, NORTH HILLS IN THE CITY OF KLAMATH  
FALLS, in the County of Klamath, State of Oregon.

Code 63 Ma 3809-35AD TL 2000

"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  
\$164,292.00.

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 27th day of March, 1995.

DON FRYE CONSTRUCTION INC.

BY: [Signature] owner  
TITLE

STATE OF OREGON )  
County of Klamath ) ss.

The foregoing instrument was acknowledged before me this 30th  
day of March, 1995, by DON FRYE of DON FRYE CONSTRUCTION INC.,  
an Oregon corporation, on behalf of the corporation.

Before me: [Signature]  
Notary Public for Oregon  
My commission expires: 1-31-98

