

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042971

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Loyd D. Thomas  
3113 Crest Street  
Klamath Falls, OR 97603

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

HELEN G. WOLTER, hereinafter called GRANTOR(S), convey(s) to  
LOYD D. THOMAS and KAREN L. THOMAS, husband and wife,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN. . . .

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, contracts and/or  
liens for irrigation and/or drainage,

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  
\$26,500.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

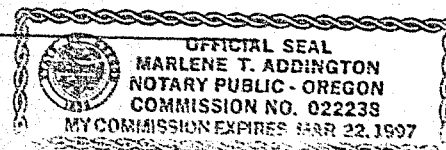
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 3rd day of April, 1995.

Helen G. Wolter  
HELEN G. WOLTER

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 3rd day  
of April, 1995, by HELEN G. WOLTER.

Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1997





## EXHIBIT "A"

A tract of land situated in the NE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89 degrees 40' East a distance of 30.00 feet and North 1 degree 02' West a distance of 876.9 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres which point of intersection is also the Southwest corner of the NE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 89 degrees 40' East a distance of 132.5 feet to a point; thence North 1 degree 02' West a distance of 71.5 feet to a point; thence South 89 degrees 40' West a distance of 132.5 feet to an iron pin; thence South 1 degree 02' East a distance of 71.5 feet, more or less, to the point of beginning, said tract in the NE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, sometimes refered to as Ezell Tract No. 29.

CODE 41 MAP 3909-10AA TL 1000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 4th day  
of April A.D., 19 95 at 11:17 o'clock A M., and duly recorded in Vol. M95,  
of Deeds on Page 8185.

FEE \$35.00

By Bernetha G. Detsch County Clerk