

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO: K-48439
ESCROW NO: 27-23666
TAX ACCT. NO: 162665
MAP NO: 26-07-01-A0-01100

GRANTEE'S NAME AND ADDRESS:

RONALD E. THINNES
85961 EDEN VALE RD NO. 57
PLEASANT HILL, OR 97455

K-48439
WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

ENNIS WUITE, an individual Grantor,

conveys and warrants to:

RONALD E. THINNES and JANET A. THINNES, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

LOT 19 IN BLOCK 8, TRACT NO. 1042, TWO RIVERS NORTH, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON

SUBJECT TO:

1. TAXES FOR 1995-96 ARE NOW A LIEN BUT NOT YET PAYABLE.
2. RESERVATIONS AND RESTRICTIONS CONTAINED IN DEED FROM STATE OF OREGON
TO ELIZABETH A. PLATTS, DATED JUNE 28, 1907, RECORDED DECEMBER 2, 1907,
IN VOLUME 23 PAGE 302, DEED RECORDS OF KLAMATH COUNTY, OREGON.
3. RESERVATIONS CONTAINED IN THE DEDICATION OF TRACT NO. 1042, TWO
RIVERS NORTH, AS SHOWN ON EXHIBIT "A".
4. RESERVATIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF AS CONTAINED
IN WARRANTY DEED FROM D-CHUTES ESTATES, OREG. LTD., TO LORNA MCKAY TRUST,
DATED OCTOBER 12, 1989, RECORDED APRIL 9, 1990 IN VOLUME M90 PAGE 6431,
DEED RECORDS OF KLAMATH COUNTY, OREGON, AS FOLLOWS ON EXHIBIT "B".

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.

The true consideration for this conveyance is \$7,250.00. However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 28th day of September, 1995.

GRANTOR(S):

✓ [Signature]
ENNIS WUITE

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on Sep 28, 1995,
by ENNIS WUITE

Nancy T. Morrell
Notary Public for Oregon

My commission expires: 1-23-98



26621

10-02-95 02:55 RCVD

26621

KEY TITLE NO: 10-02-95
BOOK NO: 10-02-95
TAX ACCT NO: 10-02-95
MAP NO: 10-02-95

10-02-95 02:55 RCVD

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 2nd day
of October A.D., 1995 at 2:55 o'clock P. M., and duly recorded in Vol. M95
of Deeds on Page 26621

FEE \$35.00

By Annette Bernetha G. Letsch, County Clerk

