

MTC36608KR

## WARRANTY DEED

DANIEL J. THOMAS,

Grantor(s) hereby grant, bargain, sell and convey

CAROLYN MELTON,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 4 in Block 1 of Tract 1228, LOCKFORD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the 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.

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 and actual consideration for this conveyance is \$ 84,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5450 LOCKFORD DRIVE, KLAMATH FALLS, OR 97601

Dated this 7th day of November, 19 95

[Signature]  
DANIEL J. THOMAS

## NOTARY ACKNOWLEDGEMENT

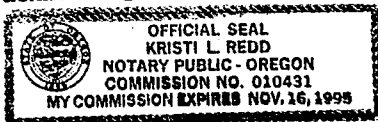
STATE OF OREGON ss. November 7 19 95

COUNTY OF KLAMATH

Personally appeared the above named \_\_\_\_\_

DANIEL J. THOMAS

and acknowledged the foregoing instrument to be his voluntary act.



Before me:-

Kristi L. Redd  
Notary Public for Oregon

My commission expires 11/16/95

(seal)

Return to:

CAROLYN MELTON  
5450 LOCKFORD DRIVE  
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title Company  
on this 13th day of November A.D., 19 95  
at 3:57 o'clock P.M. and duly recorded  
in Vol. M95 of Deeds Page 30963.  
Bernetha G. Letach County Clerk  
By Annette Mueller

Deputy.

Fee, \$30.00