



WARRANTY DEED

#01044006
AFTER RECORDING RETURN TO:

LINWOOD THOMAS
CELIA THOMAS

2241 GROSS SPRINGS DR. #17
KLAMATH FALLS, OR 97601

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

HARVEY W. HOUSTON and CHARLEEN K. HOUSTON, hereinafter called
GRANTOR(S), convey(s) to LINWOOD THOMAS and CELIA THOMAS,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lots 28, 29, 30, 31, 32, 33, 34 and 35, Block 17, INDUSTRIAL
ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath,
State of Oregon.

CODE 1 MAP 3809-33BA TL 6100
CODE 1 MAP 3809-33BA TL 6200
CODE 1 MAP 3809-33BA TL 6300
CODE 1 MAP 3809-33BA TL 9600
CODE 1 MAP 3809-33BA TL 9700
CODE 1 MAP 3809-33BA TL 9800

"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 Trust Deed
recorded in Book M-94 at page 28356, which Grantees herein do
not assume nor agree to pay 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
\$273,000.00.

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 5th day of January, 1996.

Harvey W. Houston
HARVEY W. HOUSTON

Charleen K. Houston
CHARLEEN K. HOUSTON

STATE OF OREGON)
County of Klamath) ss.



The foregoing instrument was acknowledged before me this 11th
day of January, 1996, by HARVEY W. HOUSTON and CHARLEEN K.
HOUSTON.

Before me: Carol Johnson
Notary Public for Oregon
My Commission Expires: January 31, 1998

By Bernetha G. Letsch, County Clerk

[illegible]