

WARRANTY DEED

#01044006 AFTER RECORDING RETURN TO:

LINWOOD THOMAS

CELIA THOMAS

CHANATH FALLS

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

CHARLEEN K. HOUST

STATE OF OREGON

)ss. County of Klamath

OFFICIAL SEAL
CAROLE JOHNSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 031304
MY COMMISSION EXPIRES JAM 31, 1998

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

Before me: Notary Public for

Oregon My Commission Expires: January 31, 1998

STATE OF OREGON: COUNTY OF KLAMATH:	SS.
Filed for record at request ofAspen_Ti+1	the lie day
of <u>Jan</u> A.D., 19 <u>96</u> at _	3.46 o'clock P. M., and duly recorded in Vol. M96
of <u>Deeds</u>	on Page 972 .
EEE \$35.00	Bernetha & Letsch, County Clerk

GRIGHT VILLEGE CO

**TOTAL SECTION SECTION SECTION** 

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CARLETUR. HOUSTON

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