

MTC 30153-1K

VIRGINIA M. THOMAS,  
Grantor(s) hereby grant, bargain, sell and convey to:  
ROY L. MORAN and JANET L. MORAN, husband and wife,  
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:

Lots 1, 2, 3, 18, 19 and 20 in Block 47 of BOWNE ADDITION TO BONANZA,  
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 \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: , 31474 HWY 70 Bonanza, OR 97623

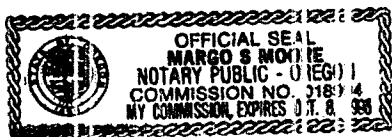
Dated this 22 day of May, 1996

Virginia Thomas  
VIRGINIA M. THOMAS

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. May 22 19 96  
COUNTY OF Douglas  
Personally appeared the above named Virginia M. Thomas

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Margo S. Moore

Notary Public for Oregon

My commission expires 10-8-96

ESCROW NO. MT38153-HF

Return to:

ROY L. MORAN

31474 Hwy 70

Bonanza, OR 97623

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

AmeriTitle

on this 31st day of May A.D. 19 96  
at 11:47 o'clock AM and duly recorded  
in Vol. M96 of Deeds Page 15855.

Bernetha G Letsch, County Clerk

By

Cheryl Swartz  
Deputy.

Fee, \$30.00

96 MAY 31 AM 1:47