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WARRANTY DEED IC CTUDED AND

ASPEN TIILE ESCROW NO. 01045258 Janet L. Moyette P.O. BOX 423 Klamath Falls, OR

97601

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

FOSTEROLDATE AND AND AND THOMAS L. THORNTON AND JAMES W. THORNTON and ROBERT DAVE THORNTON and GERALDINE CONN and JOSEPHINE CAIN, hereinatter called GRANTOR(S), convey(s) to JANET L. MOYETTE, hereinatter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The South 78 feet of Lot 4, Block 1, SHIVE'S ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of

Code 1, Map 3809-29CD, Tax Lot 1500

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"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 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 \$40,000.00.

In construing this deed and where the context so requires, the

IN WITNESS WHEREOF, the grantor has executed this instrument this 4th day of October, 1996.

Winell. erretan R Thankal Thornton THOMAS L. THORNTON by James W. THOMAS L. THORNTON by James W. Thornton, his attorney in fact JAMES W. THORNTON Fart Thornton by Janed. Thantis FOSTER L. THORN ON by James W. Thornton, his attorney in fact JOSEPHINE CAIN by James W. Thornton, her aftorney in fact Eralderic R. Conn by James V. thornton Robert D. Thanter by Jamede Thouton GERALDINERCONN By James W. Thornton, her attorney in fact ROBERT D. THORNTON, by James W. Thornton, his attorney in fact

Milestaane

## WARRANTY DEED PAGE 2

## STATE OF OREGON, County of Klamath)ss

The foregoing instrument was acknowledged before me this 744 day of October, 1996 by JAMES W. THORNTON, individually and also as attorney in fact for THOMAS L. THORNTON and ROBERT D. THORNTON and FOSTER L. THORNTON and GERALDINE CONNY and JOSEPHINE CAIN.

63

Before me: <u>Washing</u> <del>Addington</del> Notary Public for Oregon My commission expires: March 22, 1997

UFFICIAL SEAL MARLENS T. ADDINGTON NOTARY PUBLIC - OREGON COMMISSION BUPIRED MAR. 22, 1997

## STATE OF OREGON: COUNTY OF KLAMATH: 38.

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