

MTC 38222KA

## WARRANTY DEED

Vol. 1796 Page 38214

MICHAEL THIBODEAUX and CAROL THIBODEAUX, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: TOM PREWITT and JILL PREWITT, 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:

Parcel 1 of Land Partition 37-94 situated in Parcel 1 of Minor Land Partition 80-126 being in Government Lots 17 and 24 of Section 28, Township 35 South, Range 7 East of the Willamette Meridian, 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:

SUBJECT TO THAT FIRST DEED OF TRUST DATED MARCH 17, 1986 AND RECORDED MARCH 19, 1986 IN KLAMATH COUNTY DEED RECORDS IN VOLUME M96 AT PAGE 4573, WHICH GRANTEE(S) HEREIN DO NOT AGREE TO ASSUME AND PAY. THE GRANTORS HEREIN HEREBY AGREE TO HOLD THE GRANTORS HARMLESS THEREFROM.

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 \$ 80,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 544, CHILOQUIN, OR 97624

Dated this 5 day of December, 1996



MICHAEL THIBODEAUX



CAROL THIBODEAUX

STATE OF OREGON

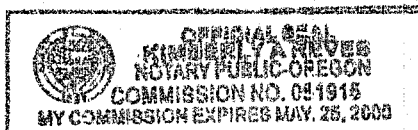
SS. December 5 19 96

COUNTY OF KLAMATH

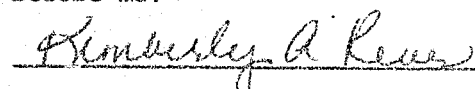
Personally appeared the above named MICHAEL THIBODEAUX AND

CAROL THIBODEAUX

and acknowledged the foregoing instrument to be their voluntary act.



Before me:



Notary Public for Oregon

My commission expires 5/25/2000

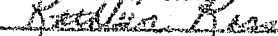
STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 5th day of December A.D., 1996  
at 3:52 o'clock P.M. and duly recorded  
in Vol. M96 of Deeds Page 38214

Barnetha G. Letsch, County Clerk

By  Deputy.

Fee, \$30.00

(seal)

ESCROW NO. MT38522-KA

Return to:

TOM PREWITT

P.O. BOX 544

CHILOQUIN, OR 97624