

30534

WARRANTY DEED

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MTC40135

BARBARA MCCOLLUM,
Grantor(s) hereby grant, bargain, sell and convey to:
CARL L. THOMASON,
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:

Lot 15 in Block 3 of TRACT 1060, SUN FOREST ESTATES, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

SUBJECT TO: all those items on 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 \$ 28,000.00.

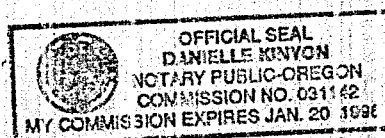
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: HC 61 BOX 1263, LAPINE, OR 97739

Dated this 23rd day of Dec., 1996

Barbara McCollum
BARBARA MCCOLLUM

STATE OF OREGON SS. DECEMBER 23 1996
COUNTY OF DESCHUTES
Personally appeared the above named BARBARA MCCOLLUM

and acknowledged the foregoing instrument to be HER voluntary act.



(seal)

ESCROW NO. SR002626DK

Return to:
CARL L. THOMASON
HC 61 BOX 1263
LAPINE, OR 97739

Before me:

Danielle Kinyon
Notary Public for Oregon
My commission expires 1-20-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of merit title the 27th day
of December A.D. 1996 at 3:41 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 40190

FEE \$30.00

Bernetha G. Letsch, County Clerk
by Kathleen Rosen

96 DEC 27 P3:41