

37726

Vol. 497 Page 14923

97 MAY 15 AM 1:50

WARRANTY DEED STATE OF OREGON,  
County of Klamath ss.

ASPEN TITLE ESCROW NO. 01046283

Filed for record at request of:

AFTER RECORDING RETURN TO:

Mr. and Mrs. Mitchell Thomas

5262 WALTON DR.

KLAMATH FALLS OR 97603

Aspen Title &amp; Escrow

on this 15th day of May A.D. 1997

at 11:50 o'clock A. M. and duly recorded

in Vol. M27 of Deeds Page 14923

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEBy Kathleen Rosa  
Fcc. \$30.00 DeputyJ. BEVERLY THOMAS, who acquired title as JOAN B. THOMAS,  
hereinafter called GRANTOR(S), convey(s) to MITCHELL L. THOMAS  
AND LINDA S. THOMAS, HUSBAND AND WIFE, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
KLAMATH, State of Oregon, described as:LOT 10 AND THE NORTHERLY 190 FEET OF THE WESTERLY 25.7 FEET OF LOT 11,  
HOMEDALE, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 41 MAP 3909-11A8 TL 3600

"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, contracts and/or  
liens for irrigation and/or drainage,

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  
\$115,000.00.

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 12th day of May, 1997.

J. Beverly Thomas  
J. BEVERLY THOMAS

STATE OF OREGON, County of Klamath)ss.

On May 13, 1997, personally appeared J. Beverly Thomas, also  
known as Joan B. Thomas who acknowledged the foregoing  
instrument to be her voluntary act and deed.

Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 2001

