

44112

MTC 11917-MS Vol. M97 Page 27810
WARRANTY DEED

VIRGINIA THOMPSON, GARY TURNER, DEBRA VARGA AND DARCI K. TURNER, EACH AS TO AN UNDIVIDED 1/4 INTEREST AS TENANTS IN COMMON,
Grantor(s) hereby grant, bargain, sell and convey to:
ALAN S. JONES and MARGERY J. JONES, 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:

THE WESTERLY ONE-HALF OF LOTS 1 AND 2, BLOCK 3 OF DIXON ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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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 pursuant to an IRC 1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1315 NW 6th Street Bend OR 97701

Dated this 20 day of August, 1997.

Virginia Thompson
VIRGINIA THOMPSON

GARY TURNER

Debra Varga
DEBRA VARGA

DARCI K. TURNER

STATE OF Oregon

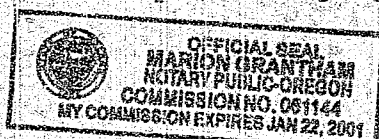
SS. August 20 19 97

COUNTY OF Klamath

Personally appeared the above named Virginia Thompson, Gary Turner,

Debra Varga and Darcie K. Turner

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marion Grant Ham
Notary Public for Oregon
My commission expires 1/22/01

(seal)

ESCROW NO. MT41917-MS

Return to:
Alan S. & Margery J. Jones

1315 NW 6th Street

Bend OR 97701

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 25th day of August A.D., 1997
at 3:57 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 27810

Bernetha G. Leisch, County Clerk

By Kathleen Rose

Fee: \$30.00

Deputy