

51237

WARRANTY DEED

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RONALD HASKEL THOMAS and KAREN LEE THOMAS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: JERRY H. THOMAS and BRENT THOMAS, with the rights of survivorship, 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 8 in Block 9 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING therefrom that portion conveyed to Klamath County for the widening of Fargo Street by instrument recorded July 22, 1965 in Volume M65 at page 216, Deed Records of 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: 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 \$ 100,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 6251 Sage Way, Klamath Falls, OR 97603

Dated this 2 day of January, 1998.

Ronald Haskell Thomas
RONALD HASKEL THOMAS

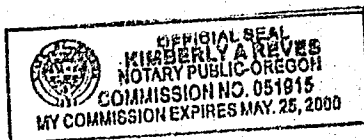
Karen Lee Thomas
KAREN LEE THOMAS

STATE OF OREGON
COUNTY OF KLAMATH SS. January 2 19 98

Personally appeared the above named RONALD HASKEL THOMAS AND KAREN LEE THOMAS

and acknowledged the foregoing instrument to be their voluntary act.

(seal)



Before me:

Kimberly A. Reeves
Notary Public for Oregon
My commission expires 5/25/2000

ESCROW NO. MT43398-KA

Return to:

JERRY H. THOMAS
6251 Sage Way
Klamath Falls, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 8th day of January A.D., 1998
at 11:15 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 523

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.