

60987

MTC 44815-KJ  
WARRANTY DEED

Vol. 1798 Page 22510

MICHAEL W. THIBODEAUX and CAROL A. THIBODEAUX, husband and wife,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
MONTY E. STEVENS and KATHLEEN L. STEVENS, 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:

Lot 10 in Block 30 of Tract 1184, OREGON SHORES UNIT 2 - FIRST ADDITION,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

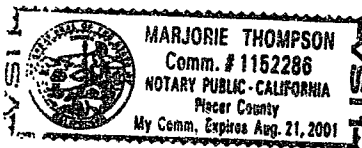
SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, 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 \$ 79,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. Box 466 Fort Klamath, OR 97626

Dated this 24th day of June, 1998.



*Michael W. Thibodeaux*  
MICHAEL W. THIBODEAUX

*Carol A. Thibodeaux*  
CAROL A. THIBODEAUX

STATE OF Oregon

COUNTY OF Klamath

SS. June 24 1998

Personally appeared the above named Carol A. Thibodeaux

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

*Lisa Leggett-Weatherby*  
Notary Public for Oregon  
My commission expires 11/20/99

ESCROW NO. MT44815-KJ

Return to:

MONTY E. STEVENS

P.O. Box 466

Fort Klamath, OR 97626

# ALL-PURPOSE ACKNOWLEDGMENT

22511

State of California

County of

Sacramento

SS.

On June 25, 1998

(DATE)

before me,

Marjorie Thompson

(NOTARY)

personally appeared

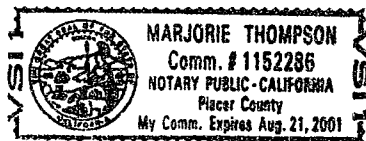
Michael W. Thibodeaux

SIGNER(S)

☐ personally known to me

- OR -

☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Marjorie Thompson  
NOTARY'S SIGNATURE

## OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

### CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

☒ INDIVIDUAL  
☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S)  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER:

### DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed  
TITLE OR TYPE OF DOCUMENT

One  
NUMBER OF PAGES

June 24, 1998  
DATE OF DOCUMENT

OTHER

SIGNER IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT THUMBPRINT  
OF  
SIGNER



STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of AmeriTitle the 26th day  
of June A.D., 19 98 at 2:15 o'clock P M., and duly recorded in Vol. M98  
of Deeds on Page 22510

FEE \$35.00

By Bernetha G. Letsch, County Clerk