

62004

MTC 45204-Mg
WARRANTY DEED

Vol. m98 Page 24702

SCOTT A. THOMAS AND JUDY C. THOMAS TRUSTEES OF THE THOMAS FAMILY TRUST,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DAVID BELTRAMO and DOLLY BELTRAMO, as tenants by the entirety,
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 EASTERLY 2 ACRES OF LOT 2, BLOCK 6, FIRST ADDITION TO KENO WHISPERING
PINES, IN THE COUNTY OF KLAMATH, STATE OF OREGON. TOGETHER WITH A
NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES OVER THE SOUTHERLY 15 FEET OF
REMAINING PORTION OF LOT 2, BLOCK 6, FIRST ADDITION TO KENO WHISPERING
PINES.

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 \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: ,4000 Round Lake Road #60 Klamath Falls OR 97601

Dated this 9 day of July, 1998.

TRUSTEES OF THE THOMAS FAMILY TRUST

BY: [Signature] TRUSTEE
SCOTT A. THOMAS

BY: [Signature] TRUSTEE
JUDY C. THOMAS

STATE OF Oregon, County of Klamath ss.

This instrument was acknowledged before me on July 9, 19 98

by SCOTT A. THOMAS AND JUDY C. THOMAS

as TRUSTEES

of THE THOMAS FAMILY TRUST

[Signature]
Notary Public of Oregon

My commission expires 1/22/01



BSCROW NO. MT45204-MG

Return to:

DAVID BELTRAMO
4000 Round Lake Road #40
Klamath Falls OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 10th day
of July A.D., 19 98 at 3:31 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 24702

FEE \$30.00

Bernetha G. Letsch, County Clerk
By [Signature]