

1999 JUL 26 AM 11:27

WARRANTY DEED

Vol M99 Page 29676

HOME ADVANTAGE FINANCIAL SERVICES, INC.

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
PEARLE BEATRICE THOMPSON and DAVID EMMETT THOMPSON, 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:

LOTS 7 AND 8 IN BLOCK 2 TRACT 1098, SPLIT RAIL RANCHOS, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON

TAX ACCOUNT NO.: 2310035A002400/02500

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:

1) THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY
POWERS, INCLUDING THE POWER OF ASSESSMENT AND EASEMENTS OF WALKER RANGE
TIMBER 2) RESERVATIONS AND RESTRICTIONS AS CONTAINED IN DEED EXECUTED BY
ROLLIN E. COOK AND HELEN E. COOK, HUSBAND AND WIFE, TO HARDY G. HAND AND
BETTY P. HAND, HUSBAND AND WIFE, DATED JULY 8, 1954 AND RECORDED JULY 22,
1954 IN VOLUME 268, PAGE 209, DEED RECORDS OF KLAMATH COUNTY, OREGON 3)
RESERVATIONS AND RESTRICTIONS AS CONTAINED IN DEDICATION OF TRACT
1098-SPLIT RAIL RANCHOS 4) COVENANTS, CONDITIONS AND RESTRICTIONS,
SUBJECT TO THE TERMS AND PROVISIONS THEREOF, RECORDED APRIL 1, 1994
VOLUME M94, PAGE 9622, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON 5)
COVENANTS, CONDITIONS AND RESTRICTIONS, SUBJECT TO THE TERMS AND
PROVISIONS THEREOF RECORDED APRIL 14, 1994 VOLUME M94 PAGE 11266,
MICROFILM RECORDS OF KLAMATH COUNTY, OREGON 6) AN EASEMENT CREATED BY
INSTRUMENT, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, DATED MARCH 1,
1994, RECORDED APRIL 26 1994 VOLUME: M94, PAGE 12551 MICROFILM RECORDS OF
KLAMATH COUNTY, OREGON IN FAVOR OF : MIDSTATE ELECTRIC COOPERATIVE, INC.

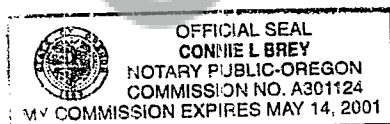
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 \$ 36,100.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 670 NW SOLTZMAN ROAD, PORTLAND, OR 97229

Dated this 20th day of July 1999



Patrick M. Gisle
HOME ADVANTAGE FINANCIAL SERVICES, INC

STATE OF Oregon ss July 20 1999

COUNTY OF Deschutes

Personally appeared the above named Patrick M. Gisle

as manager of Home Advantage Financial Services, Inc.

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

(seal)

Connie L. Brey
Notary Public for Oregon
My commission expires May 14, 2001

ESCROW NO. BT021631CO

RETURN TO: PEARLE BEATRICE THOMPSON
670 NW SOLTZMAN ROAD
PORTLAND, OR 97229

State of Oregon, County of Klamath
Recorded 7/26/99, at 11:27 a. m.
In Vol. M99 Page 29676
Linda Smith.
County Clerk Fee \$ 30.00 KL