

1999 DEC -6 PM 3:20

NTC 49688-KR
WARRANTY DEED

Vol M99 Page 48027

JOHN B. THOMAS and MILLIE M. THOMAS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
AARON H. D. EVANS,
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 13 AND 14 IN BLOCK 1 OF HOLLISTER ADDITION TO THE CITY OF KLAMATH
FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

ACCT#3809-032AA-13400

KEY#414402

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:

SUBJECT TO: Taxes for the fiscal years 1997-1998 delinquent, 1998-1999
delinquent and 1999-2000 delinquent - Key#414402

Account#3809-032AA-13400; A judgment entered on November 3, 1994 in Case
#94-4570CV in the amount of \$2,484.96 plus costs and fees in favor of
Carter Jones Collections, LLC; A Federal Tax Lien recorded January 29,
1996 in Volume M96, page 2449, Microfilm Records of Klamath County,
Oregon in the amount of \$2,359.65 plus interest; A judgment entered on
July 18, 1997 in Case #97-3087CV in the amount of \$2,196.14 plus costs
and fees; A judgment entered on July 31, 1997 in Case #97-3854CV in the
amount of \$244.42 plus costs and fees in favor of Credit Services of
Oregon; and A judgment entered on July 19, 1999 in Case #99-2108CV in the
amount of \$1,891.23 plus costs and fees in favor of Carter Jones
Collections, LLC. The Grantee herein does NOT agree to assume NOR pay
the above described liens and the Grantors herein agree to hold the
Grantee harmless therefrom.

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 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address:

Dated this 6th day of December, 1999

John B. Thomas

JOHN B. THOMAS

BY: Melba P. Merrill

MELBA P. MERRILL, HIS

ATTORNEY-IN-FACT

Millie M. Thomas

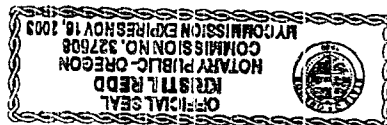
MILLIE M. THOMAS

BY: Melba P. Merrill

MELBA P. MERRILL, HER

ATTORNEY-IN-FACT

State of Oregon, County of Klamath
Recorded 12/06/99, at 3:20 p.m.
In Vol. M99 Page 48027
Linda Smith,
County Clerk Fee \$ 30.00



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 6, 1999 by MELBA
P. MERRILL AS ATTORNEY-IN-FACT FOR JOHN B. THOMAS & MILLIE M. THOMAS.

UPON RECORDING RETURN TO:

AARON H. D. EVANS

4502 DENVER

KLAMATH FALLS OR 97603

Krista L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003