



TITLE &amp; ESCROW, INC.

## WARRANTY DEED

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ASPEN TITLE ESCROW NO.:01050815

AFTER RECORDING RETURN TO:

Mr. &amp; Mrs. Thornton

*4707 Gleda  
Klamath Falls OR 97603*

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

Eugene Rugg, hereinafter called GRANTOR(S), convey(s) and warrants to Regis W. Thornton and Charra Lee Thornton, Husband and Wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN . . . .

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$25,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 9th day of February 2000.

*Eugene Rugg*  
EUGENE RUGG

STATE OF OREGON, County of Klamath)ss.

On February 9, 2000, personally appeared Eugene Rugg who acknowledged the foregoing instrument to be his voluntary act and deed.

*Trisha L. Powell*

Notary Public for OREGON  
My Commission Expires: 10/4/2002



## PARCEL 1:

Lot 82, LEWIS TRACTS, in the County of Klamath, State of Oregon.

CODE 41 MAP 3809-35CD TL 1300

## PARCEL 2:

Lot 10, Block 36, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-30AA TL 2800

State of Oregon, County of Klamath  
Recorded 2/09/00, at 10:49a m.  
In Vol. M00 Page 4195  
Linda Smith,  
County Clerk Fee\$ 26<sup>00</sup>

Unofficial  
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