

2000 MAR 31 PM 3:49

WARRANTY DEED

Vol. M00 Page 10724

RICHARD R. JAROSE and EVELYN A. JAROSE, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: MICHAEL D. THEIN, AS HIS SOLE AND SEPARATE PROPERTY . 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 1 OF ORIGINAL PLAT OF KLAMATH RIVER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3908-031CO-1000

500434

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 159,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ~~1521X STAGE COACH X KLAMATH FALLS, X OR X 97601~~

PMB 119 3939 SOUTH SIXTH ST. KLAMATH FALLS, OR 97603
Dated this 20th day of March, 2000.

Richard R. Jarose
RICHARD R. JAROSE

Evelyn A. Jarose
EVELYN A. JAROSE

State of Oregon
County of Klamath

This instrument was acknowledged before me on March 20, 2000 by RICHARD R. JAROSE AND EVELYN A. JAROSE.



Kristil Redd
(Notary Public)

My commission expires 11/16/2003

ESCROW NO. MT50512-LW

Return to:
MICHAEL D. THEIN
~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~
PMB 119 3939 SOUTH SIXTH ST.
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 3/31/00, at 3:49 p.m.
In Vol. M00 Page 10724
Linda Smith,
County Clerk Fee \$ 21 -

21.00