

ALVIN L. THOMAS AND VALERIE J. THOMAS AS TENANTS BY THE ENTIRETY AS TO AN UNDIVIDED 1/2 INTEREST, AND RICK W. THOMAS AS TO AN UNDIVIDED 1/2 INTEREST, Grantor(s) hereby grant, bargain, sell, warrant and convey to: TONY C. DIAZ and JACOBA C. DIAZ, husband and wife, 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 4 IN BLOCK 23 OF FIRST ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

3809-032BA-07300-000                      410166

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                      35,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 30270 Sprague River Drive, Sprague River, OR 97639

Dated this 6<sup>th</sup> day of June 2000

Alvin L. Thomas  
ALVIN L. THOMAS

Valerie J. Thomas  
VALERIE J. THOMAS

Rick W. Thomas  
RICK W. THOMAS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 6, 2000 by ALVIN L. THOMAS AND VALERIE J. THOMAS.

Mary E. Dahl  
(Notary Public for Oregon)

My commission expires 10-7-02

ESCROW NO. MT51306-MS

Return to:  
TONY C. DIAZ  
30270 Sprague River Drive  
Sprague River, OR 97639



State of Oregon

County of Klamath

June 6, 2000

Personally appeared the above named Rick W. Thomas,  
and acknowledged the foregoing instrument to be his voluntary act and  
deed.

WITNESS My hand and official seal.

(seal)

Marjorie A. Stuart

Notary Public for Oregon  
My Commission expires: 12-20-02



State of Oregon, County of Klamath  
Recorded 06/06/00, at 3:33 p. m.  
In Vol. M00 Page 20460  
**Linda Smith,**  
County Clerk Fee \$ 26.00