

200 JUN -6 PM 3:33

MT51306-MS
WARRANTY DEED

Vol M00 Page 20460

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 6th 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



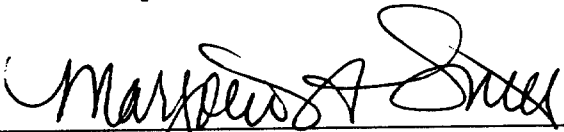
State of Oregon

County of KlamathJune 6, 2000

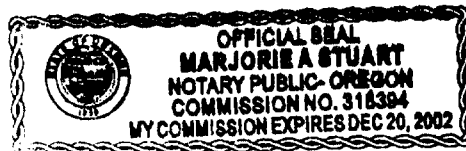
Personally appeared the above named Rick W. Thomas,
and acknowledged the foregoing instrument to be his voluntary act and
deed.

WITNESS My hand and official seal.

(seal)



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