

2000 AUG 30 PM 3:26

MTCS1617-KR  
WARRANTY DEED

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SCOTT A. THOMAS AS TRUSTEE AND JUDY C. THOMAS AS TRUSTEE OF THE THOMAS FAMILY TRUST DATED OCTOBER 29, 1994.,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

FREDRICK ACKLIN and MARY ACKLIN, as tenants by the entirety,

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:

PARCEL 1 OF MINOR LAND PARTITION 51-91 FILED NOVEMBER 20, 1991 SITUATED IN SECTION 11, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

ACCT# 3908-00000-02103-0  
ACCT# M-230749

KEY# 874953  
KEY# 875363

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 165,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7777 BALSAM DRIVE, KLAMATH FALLS, OR 97601

Dated this 25<sup>th</sup> day of August, 2000.

THE THOMAS FAMILY TRUST DATED OCTOBER 29, 1994

BY:

Scott A. Thomas, Trustee  
SCOTT A. THOMAS, TRUSTEE

BY:

Judy C. Thomas, Trustee  
JUDY C. THOMAS, TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 25, 2000 by SCOTT A. THOMAS AS TRUSTEE AND JUDY C. THOMAS AS TRUSTEE.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/18/2003

ESCROW NO. MT51617-KR

Return to:

FREDRICK ACKLIN  
7777 BALSAM DRIVE  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 08/30/00, at 3:26 p. m.  
In Vol. M00 Page 31901  
Linda Smith,  
County Clerk Fee \$ 21<sup>00</sup>