

2000 DEC 14 PM 3:24

mtc 52645 -ms
WARRANTY DEED

Vol M00 Page 44936

BRENT THOMAS,

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

KAROL A. SKELTON,

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 2, BLOCK 4, TRACT NO. 1085, COUNTRY GREEN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

3909-013AB-03100-000

785305

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 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6703 WAGGONER COURT, KLAMATH FALLS, OR 97603

Dated this 14th day of December, 2000.

Brent Thomas
BRENT THOMAS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 14, 2000 by BRENT THOMAS.

Marjorie A Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT52645-MS

Return to:
KAROL A. SKELTON
6703 WAGGONER COURT
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 12/14/00, at 2:24 p. m.
In Vol. M00 Page 44936
Linda Smith,
County Clerk Fee \$ 21⁰⁰