

NN

01 SEP 20 AM 11:22

Vol M01 Page 47782STATE OF OREGON,
County of _____ } ss.J. Beverly Thomas

Grantor's Name and Address

Mitchell L. ThomasLinda S. Thomas H/W

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Mitchell L. Thomas5262 Walton Dr.Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Mitchell L. Thomas5262 Walton Dr.Klamath Falls, OR 97603SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 09/20/01 at 11:22a m.In Vol. M01 Page 47782

Linda Smith,

County Clerk Fee \$ 21⁰⁰

eputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

J. Beverly Thomashereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Mitchell L. Thomas
and Linda S. Thomashereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:The W $\frac{1}{2}$ of Tract 29, Homedale, in the County of Klamath, state of Oregon.

Subject To:

1. Taxes for the year 2001-2002 are now due but not yet payable.
2. Rules, regulations and statutory powers of Enterprise Irrigation District and South Suburban Sanitary District.
3. An easement created by instrument, including the Terms and provisions thereof, recorded in Book 91 at page 134 and Book 91 at page 549, Deed Records of Klamath County, Oregon.
4. Reservations as shown in deed from J.M. Baker et ux., Claude Titus et ux., dated November 6, 1937, recorded November 12, 1937 in Book 113 at page 55, Deed Records of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

as set forth herein above

_____, and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 60,000. [Ⓢ] However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. [Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on Sept. 20, 2001; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

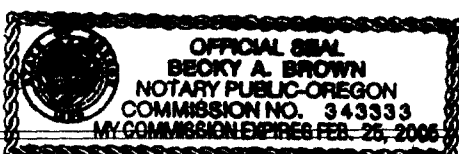
J. Beverly ThomasSTATE OF OREGON, County of KlamathThis instrument was acknowledged before me on Sept. 20, 2001,by J. Beverly Thomas

This instrument was acknowledged before me on _____,

by _____

as _____

of _____



Notary Public for Oregon

My commission expires 2-25-05