

'02 JAN 4 AM 11:16

m7c 55981-LW

State of Oregon, County of Klamath
 Recorded 01/04/2002 11:16 a m.
 Vol M02, Pg 549-50
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

RECORDING COVER SHEET**ALL TRANSACTIONS, PER ORS 205.234**

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
 PRESENTING THE ATTACHED INSTRUMENT FOR
 RECORDING. ANY ERRORS IN THIS COVER SHEET
 DO NOT AFFECT THE TRANSACTION(S) CONTAINED
 IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the
 instrument after recording, as required by ORS 205.180(4)
 and ORS 205.238.

Todd E. Knowles
 5704 Ferndale Place
 Klamath Falls OR 97603

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(a).
 Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Thornton / Knowles warranty deed

2. **DIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(b) or
GRANTOR, as described in ORS 205.160.

Mike Thornton and Tami Thornton

3. **INDIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(a) or
GRANTEE, as described in ORS 205.160.

Todd E. Knowles and Virginia L. Knowles

4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any
 real estate and all memoranda of such instruments, reference ORS 93.030.

\$ 127,800.00

5. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING
 ADDRESS** for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

5704 Ferndale Place Klamath Falls, OR 97603

6. **FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or
 WARRANT**, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

n/a

7. **THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND
 OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED**, for instruments to
 be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

n/a

WARRANTY DEED

550

MIKE THORNTON and TAMI THORNTON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
TODD E. KNOWLES and VIRGINIA L. KNOWLES, 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:

LOT 33 IN BLOCK 4 OF TRACT 1299 - SECOND ADDITION TO FERNDAL, ACCORDING
TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

KEY #879949

3909-013BB-05300-000

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 \$ 127,800.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5704 FERNDAL PLACE, KLAMATH FALLS, OR 97603

Dated this 2nd day of January 2002

MIKE THORNTON

TAMI THORNTON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 2, 2002 by MIKE
THORNTON AND TAMI THORNTON.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT55981-LW

Return to:

TODD E. KNOWLES
5704 FERNDAL PLACE
KLAMATH FALLS, OR 97603

