

After Recording Return to:

Janet Pierce

6406 So. 6th  
Klamath Falls, OR. 97603Vol M02 Page 75193

State of Oregon, County of Klamath

Recorded 12/24/2002 9:50 a.m.Vol M02, Pg 75193

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements

Shall be sent to the following address:

As Your records now show - no change.

**WARRANTY DEED**

(INDIVIDUAL)

LAWRENCE A. THOMAS, herein called Grantor, convey(s) to JANET PIERCE, herein called Grantee, AN UNDIVIDED 33.7% INTEREST IN that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 3, Block 3, Tract No. 1152, NORTH HILLS IN THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

AND Trust Deed, including the terms and provisions thereof, recorded May 11, 1999 in Book M-99 at Page 18241, Mortgage Records of Klamath County, Oregon, in favor of Bank of America, Federal Savings Bank.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$89,300.00 pursuant to an IRC 1031 Exchange.  
(here comply with the requirements of ORS 93.930)

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.

Dated November 26, 2002.

  
LAWRENCE A. THOMAS

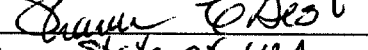
STATE OF WA, County of King ) ss.

On 12/3/02, 2002, personally appeared the above named LAWRENCE A. THOMAS and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00055675

Before me:   
Notary Public for State of WA  
My commission expires: 7/18/06

