

NJC - 63036

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:  
JIMMIE D. THOMAS

Until a change is requested all  
tax statements shall be sent to  
the following address:  
JIMMIE D. THOMAS  
11411 FERNWOOD PLACE  
LA PINE, OR 97739

Escrow No. SB060444LI  
Title No.

Vol M03 Page 75629

State of Oregon, County of Klamath  
Recorded 10/10/03 11:05 a m  
Vol M03 Pg 75629  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

**RICHARD ORESCANIN and JANET ORESCANIN**,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
**JIMMIE D. THOMAS**  
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 102 in Block 1 of TRACT 1060 SUN FOREST ESTATES, according to the  
official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

2310-036CO-02700-000

KEY NO. 141135

Grantor is lawfully seized in fee simple on the above granted premises, SUBJECT  
TO: all those items of record 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.

The true and actual consideration for this conveyance is \$ 55,000.00.

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 this 9th day of October, 2003

Richard Orescanin  
RICHARD ORESCANIN

Janet Orescanin  
JANET ORESCANIN

State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on Oct. 8, 2003 by  
RICHARD ORESCANIN AND JANET ORESCANIN.



Laurel Inda  
(Notary Public for Oregon)

My commission expires 10/7/06