



After recording return to:
James H. Thomas and Thals C.
Thomas
6328 Juniper Way
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
James H. Thomas and Thals C.
Thomas
6328 Juniper Way
Klamath Falls, OR 97603
File No.: 7021-298408 (SAC)
Date: December 01, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 12/03/03 11:16 a. m
Vol M03 Pg 88574.75
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Andrew J. Hughes and Christina M. Hughes as tenants by the entirety, Grantor, conveys and warrants to James H. Thomas and Thals C. Thomas as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

the Northeasterly 70 feet of Lot 38 and the Southwesterly 30 feet of Lot 37, Moyina, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 consideration for this conveyance is **\$150,000.00**. (Here comply with requirements of ORS 93.030)

88575


APN: 452548

Statutory Warranty Deed
- continued

File No.: 7021-298408 (SAC)
Date: 12/01/2003




Andrew J. Hughes



Christina M. Hughes

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 3 day of December 2003
by **Andrew J. Hughes and Christina M. Hughes**



Notary Public for Oregon
My commission expires: 8-2-07