

1st 373317

WARRANTY DEED -- STATUTORY FORM

JIMMIE D. THOMAS, an individual, Grantor,

conveys and warrants to

ANDREW PAUL WALLS and RUTH MARY WALLS, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 106 Block 1, Tract 1060, Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 141162

Map/Tax Lot No(s): 231036C-3100

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$31,000.00 .

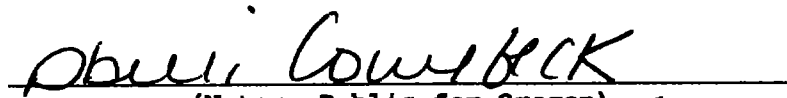
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 16 day of April, 2004.


JIMMIE D. THOMAS

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on April 16, 2004 by JIMMIE D. THOMAS.


(Notary Public for Oregon)
My commission expires 6-24-05

State of Oregon, County of Klamath
Recorded 04/26/2004 3:31 p.m.
Vol M04 Pg 25058
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
ANDREW P. & RUTH M. WALLS
17200 W BELL ROAD #370
SURPRISE, AZ 85374.

TITLE NO. 14-0027604
ESCROW NO. 14-0027604

