

04 DEC 20 PM 3:34

MTT-07734



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Richard C. Helmer

PO Box 3607

Sunriver, OR 97707

Until a change is requested all
tax statements shall be sent to
The following address:

Richard C. Helmer

PO Box 3607

Sunriver, OR 97707

Escrow No. OM071829GC

State of Oregon, County of Klamath

Recorded 12/20/04 3:34 p.m.

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Linda Smith, County Clerk

Fee \$ 2100 # of Pgs 1

STATUTORY WARRANTY DEED

Randy J. Thomas and Lori A. Thomas, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Richard C. Helmer and Jayne V. Helmer, husband and wife**, Grantee(s) the following described real property in the County of **Klamath** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 6 in Block 2, TRACT 1098- SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Key No. 137809

2310-035A0-02300-000

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$22,000.00**.

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 16th day of December 2004.

Randy J. Thomas

Lori A. Thomas

State of Oregon

County of CLACKAMAS

This instrument was acknowledged before me on DEC. 16th, 2004 by Randy J. Thomas and Lori A. Thomas.


(Notary Public for Oregon)

My commission expires SEPT. 27, 2007

2/00
+m