

M05-63111

08/30/2005 10:20:20 AM

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Fee: \$21.00

After Recording Return to:

ALBERT M. THOMAS

1126 Phillips St.  
Vista, Ca. 92083

Until a change is requested all tax statements

Shall be sent to the following address:

ALBERT M. THOMAS

SAME AS ABOVE

## WARRANTY DEED

(INDIVIDUAL)

*HTE 62173*  
BRADLEY B. HADWICK and DENA C. HADWICK, herein called grantor, convey(s) to ALBERT M. THOMAS, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 10 and 11, Block 3, Tract No. 1046, ROUND LAKE ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 021 MAP 3908-007DA TL 02000 KEY #493807

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 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 **\$142,500.00**.  
(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 August 24, 2005.

*Bradley B. Hadwick*  
BRADLEY B. HADWICK

*Dena C. Hadwick*  
DENA C. HADWICK

STATE OF OREGON, County of ) ss.

On August 29, 2005 personally appeared the above named BRADLEY B. HADWICK and DENA C. HADWICK and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00062173

Before me: *M.A. Silveria*  
Notary Public for Oregon  
My commission expires: *3/10/09*

Official Seal

