

**M06-07725**

Klamath County, Oregon

04/20/2006 11:43:44 AM

Pages 2 Fee: \$26.00



After recording return to:  
Albert M. Thomas and Linda K.  
Thomas

P.O. Box 18  
Keno, OR 97627

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

Albert M. Thomas and Linda K.  
Thomas

Address as shown above.

File No.: 7021-802978 (MTA)

Date: April 19, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

**BARBARA A. LUND**, Grantor, conveys and warrants to **ALBERT M. THOMAS and LINDA K. THOMAS, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Parcel 1 of Land Partition 13-95, being vacated Blocks 28, 29, 30 and 41 of "Worden" situated in the SE 1/4 of the SE 1/4 of Section 33 and the SW 1/4 of the SW 1/4 of Section 14, Township 40 South, Range 8 East of the Willamette Meridian, 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.

The true consideration for this conveyance is **\$200,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

2006

APN: 819047

Statutory Warranty Deed  
- continued

File No.: 7021-802978 (MTA)

Date: 04/19/2006

Dated this 19<sup>th</sup> day of April, 2006.

Barbara A. Lund  
Barbara A. Lund

STATE OF Oregon                   )  
  )ss.  
County of Klamath                )

This instrument was acknowledged before me on this 20th day of April, 2006, by **Barbara A. Lund**.

Marlene T. Addington

Notary Public for Oregon

My commission expires: March 22, 2009

