



After recording return to:

Mr. and Mrs. Scott A. Thomas

3939 So. 6th #202
City, 97603

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

Mr. and Mrs. Scott A. Thomas

Address as shown above.

File No.: 7021-855709 (MTA)

Date: July 13, 2006

M06-14446

Klamath County, Oregon

07/18/2006 11:43:03 AM

Pages 2 Fee: \$26.00

STATUTORY BARGAIN AND SALE DEED

TIFFANY RYAN, who acquired title as **Tiffany Simons**, and **CHRISTOPHER SHUMSKY** and **MELISSA SHUMSKY**, Grantor, conveys to **SCOTT A. THOMAS** and **JUDY C. THOMAS**, husband and wife, Grantee, the following described real property:

LOT 30 IN BLOCK 37, FIRST ADDITION TO KLAMATH FOREST ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The true consideration for this conveyance is **\$16,500.00**. (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.

Dated this 13th day of July, 2006.

26-F

APN: R267785

Bargain and Sale Deed
- continued

File No.: 7021-855709 (MTA)
Date: 07/13/2006

[Signature]

Chris Shumsky

STATE OF California)
County of Los Angeles) ss.

This instrument was acknowledged before me on this 15 day of July, 20 06
by Tiffany Ryan and Melissa Shumsky
Chris Shumsky.

California
Notary Public for [Signature]
My commission expires: 11-4-09

