

47328

WARRANTY DEED

MTC # 27813-KR

Vol. M92 Page 15088

KNOW ALL MEN BY THESE PRESENTS, That RITA F. ISBELL, Trustee of the RITA F. ISBELL REVOCABLE INTER-VIVOS TRUST U/T/D August 21, 1990

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CARL B. THORNTON, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

The W1/2 NE1/4 and E1/2 NW1/4 of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH a non-exclusive easement for road and utility purposes 60 feet in width, the centerline of said easement being the West line of the East 1/2 of the East 1/2 of the Southwest 1/4 of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to end with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 45,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26 day of June, 19 92; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF ~~OREGON~~ CALIFORNIA)
County of ORANGE) ss.
June 26, 19 92

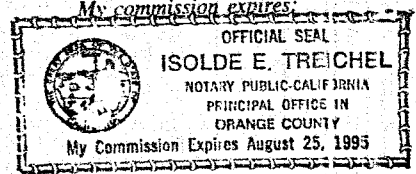
RITA F. ISBELL REVOCABLE INTER-VIVOS TR
U/T/D August 21, 1990

by: Rita F. Isbell Trustee
RITA F. ISBELL, Trustee

Personally appeared the above named RITA F. ISBELL, Trustee of The Rita F. Isbell Revocable Inter-vivos Trust U/T/D August 21, 1990

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Isolde E. Treichel
Notary Public for ~~Oregon~~ California



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, _____, president, and by _____, _____, secretary of _____ a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

RITA F. ISBELL REVOCABLE INTER-VIVOS TRUST	
2433 RUE DE CANNS	
COSTA MESA, CA 92627	
GRANTOR'S NAME AND ADDRESS	
CARL B. THORNTON	
4360 HOMEDALE ROAD	
KLAMATH FALLS, OR 97603	
GRANTEE'S NAME AND ADDRESS	
CARL B. THORNTON	
4360 HOMEDALE ROAD	
KLAMATH FALLS, OR 97603	
NAME, ADDRESS, ZIP	
CARL B. THORNTON	
4360 HOMEDALE ROAD	
KLAMATH FALLS, OR 97603	
NAME, ADDRESS, ZIP	

STATE OF OREGON, _____ ss.
County of Klamath
I certify that the within instrument was received for record on the 10th day of July, 19 92, at 2:18 o'clock P.M., and recorded in book M92 on page 15088 or as file/reel number 47328.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullender, Deputy

Fee \$30.00