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09-30-94P03:41 RCVD

Vol. 1994 Page 30744

WARRANTY DEED

ATE #02041939

AFTER RECORDING RETURN TO:

C. W. & V. R. CROSS 1992 LIVING TRUST

RTE 2., BOX 129

TULELAKE, CA 96134

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

WARBURTON & BUTTNER DEVELOPMENT COMPANY, LP, a California
Limited Partnership hereinafter called GRANTOR(S), convey(s) to
the C. W. and V. R. CROSS 1992 LIVING TRUST, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Parcel 2 of Minor Land Partition 33-92, situated in Block 1, Lot
2, Parcel 2 of Major Land Partition 23-91 and Tract 1080,
WASHBURN PARK in the SE 1/4 NE 1/4 of Section 9, Township 39
South, Range 9 East of the Willamette Meridian, in the County of
Klamath, State of Oregon.

Code 99 Map 3909-9AD Tax Lot 401

6.02.0
7/1/94

"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 30.390."

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,

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
\$70,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 27th day of September 1994.

WARBURTON & BUTTNER DEVELOPMENT COMPANY, LP,
a California Limited Partnership

BY John T. Warburton
ITS Partner

BY _____

ITS _____

STATE OF CALIFORNIA, County of San Diego)ss.

On September 28, 1994, personally appeared the above named
JOHN T. WARBURTON and
as PARTNER and
of WARBURTON & BUTTNER DEVELOPMENT COMPANY, LP, a California
Limited Partnership, and acknowledged the foregoing instrument
to be its voluntary act and deed.

Before me: Gerald F. Bohr Jr.
Notary Public for CALIFORNIA
My Commission Expires: 11/15/96



GERALD F. BOHR JR.
COMM. # 976759
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Comm. Exp. Nov. 15, 1996

