## WARRANTY DEED

Vol.<u>m94</u> Page <u>30744</u>

09-30-94P03:41 RCVD

ITLE & ESCROW, INC: ATE #02041939 AFTER RECORDING RETURN TO: C. W. & V. R. CROSS 1992 LIVING TRUST RTE 2., BOX 129 TULELAKE, CA 96134

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

WARBURTON & BUTINER DEVELOPHENT COMPANY, LP, a California Limited Partnership hereinalter 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 Cregon.

Code 99 Map 3909-940 Tax Lot 401

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"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 P ANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FORES" 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 an), 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 ceed 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: Warlintin IT Partner

STATE OF CALIFORNIA, County of San Diego)ss.

On September <u>18</u>, 1994, personally appeared the above named <u>TOPIN T. WARENTON</u> and as TARTNER

of WARBURTON & BUITNIR DEVELOFMENT COMPANY Limited Partnership, and acknowled	
THARDORION & BUIINER DEVELOFMENT COMPANY	10 - 0-1:6
Limited Partnership and ashuring	LE a California
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to be its voluntary act and deed.	
	GERALD F. BOHR JR.
	COMM. # 976759
Before me: Alla F. Dan L.	H NOTARY PUBLIC-CALIFORNIA
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Notary Public for CALIFORNIA.	SAN DIEGO COUNTY
My Commission Expires: 11/15/19/	
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