

95168

02-22-95A11:15 RCVD

SPECIAL WARRANTY DEED

Vol 195 Page 38439

KNOW ALL MEN BY THESE PRESENTS, That Timm Burr, Inc. AKA Timm Burr.for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Carl B. Thornton, hereinafter called grantor,hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:The N<sup>1</sup>/<sub>2</sub>NE<sup>1</sup>/<sub>2</sub>NE<sup>1</sup>/<sub>2</sub> in Section 25 and that portion of the SE<sup>1</sup>/<sub>2</sub>SW<sup>1</sup>/<sub>2</sub> of Section 24, Lying South of Tarc 1110, in Township 35 South Range 12 East of the Willamette Meridian, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,848.47.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

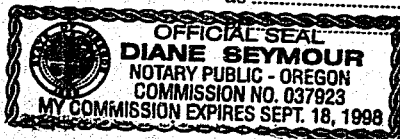
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17 day of February, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto by order of its board of directors.

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 30.930.

Randy L. Shaw  
Timm Burr Inc., and Oregon CorporationSTATE OF OREGON, County of Klamath

) ss.

This instrument was acknowledged before me on February 17, 1995, by Timm Burr Inc., an Oregon Corporation By Randy Shaw, PresidentThis instrument was acknowledged before me on 19, 1995, by asDiane Seymour  
Notary Public for Oregon  
My commission expires September 18, 1998

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Klamath County Title Co.  
422 Main St. COLL. DEPT  
Klamath Falls, Or. 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Kym and Barbara Reed62 Laurel DriveCorte Madera, CA 94925SPACE RESERVED  
FOR  
RECORDER'S USESTATE OF OREGON,  
County of Klamath

) ss.

I certify that the within instrument was received for record on the 22nd day of Feb, 1995, at 11:15 o'clock A.M., and recorded in book/rec/volume No. M95 on page 3843 and/or as fee/file/instrument/microfilm/reception No. 95168, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letach, Co. ClerkBy Pauline J. Mulholland, Deputy

FEE: \$30.00