

95174 02-22-95A11:16 RCVD

## SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Timm Burr

hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
Carl B. Thorntonhereinafter 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 NE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 31, Township 35 South, Range 13 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 \$ 7025.96

①However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ②(The sentence between the symbols①, 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 (Pres.)  
Timm Burr Inc., an 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\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_Diane 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):	
<u>Klamath County Title Co.</u>	
<u>422 Main St.</u>	
<u>Klamath Falls, Or. 97601 Coll. Dept.</u>	
Until requested otherwise send all tax statements to (Name, Address, Zip):	
<u>Roberta Wallaston</u>	
<u>P.O. Box 491628</u>	
<u>Redding, CA. 96049</u>	

SPACE 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 11:16 o'clock A.M., and recorded in book/reel/volume No. M95 on page 3849 and/or as fee/tile/instrument/microfilm/reception No. 95174, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. ClerkNAME  
By Dianne J. Kullensold, Deputy TITLE

FEE: \$30.00