

95178

02-22-95A11:16 RCVD

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Timm Burr Inc.

hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Carl B. Thornton

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 E1/4NW1/4SE1/4 of Section 31 Township 35 South, Range 13 East of the Willamette Meridian, excluding therefrom the Easterly 30 feet as a non-exclusive easement for ingress and egress. EXCEPTING that portion Northwest of Centerline of railroad tracks, 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 \$ 2232.20

Ⓞ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, 19 95; 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 Corporation

STATE 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, President

This instrument was acknowledged before me on 19 95,  
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):

Klamath County Title Co.  
422 Main St.  
Klamath Falls, Or. 97601 Coll. Dept.

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

Jerry Howell and Sandra Howell  
25307 E. Manning Ave.  
Orange Cove CA. 93646

SPACE RESERVED  
FOR  
RECORDER'S USE

FEE:\$30.00

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 2nd day of Feb, 19 95, at 11:16 o'clock A.M. and recorded in book/reel/volume No M95 on page 3853 and/or as fee/file/instrument/microfilm/reception No 95178, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME TITLE  
By Pauline Miller Deputy