

95210 02-22-95P03:40 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:

N½NE¼ and S½NE¼ of Section 30, Township 34 South, Range 11 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 \$ 22845.99

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.

Bandy 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 Bandy Shaw, President

This instrument was acknowledged before me on 19, 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):

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

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

Kris Flegal & Kristie Flegal  
P.O. Box 1381  
Philomath Or. 97370SPACE 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 3:40 o'clock P.M. and recorded in book/reel/volume No. M95 on page 3919 and/or as fee/title/instrument/microfilm/reception No. 95210, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

NAME  
By Bernetha Letsch, Deputy

Fee \$30.00