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95212

02-22-95P03:41 RCVD

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Timm Burr, Inc.

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:

See Attached Exhibit "A"

(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 \$45380.75

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 (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 , 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. COLLECTION DEPT.
Klamath Falls, Or. 97601

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

Beverly Pate
P.O. Box 1172
Chiloquin, Or. 97624SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,) ss.
County of

I certify that the within instrument was received for record on the day of 1995, at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By Deputy

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

Parcel 1: A tract of real property in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, said tract being more particularly described as follows:

Beginning at a point on the Section line common to Sections 28 and 29 of the above named Township, Range and Meridian, which point is also on the southerly bank of Sprague River at the mean water line, is marked with a 1" iron pipe and bears South 1290.0 feet from the Section corner common to Sections 20, 21, 28 and 29 of the above mentioned Township, Range, and Meridian; thence continuing South along the Section line a distance of 135.0 feet to the 1/16 corner; thence East, parallel with the North boundary of said Section 28, a distance of 1314.3 feet; thence North 387.9 feet to the southerly right-of-way boundary of the Chiloquin-Sprague River Highway; thence along said right-of-way boundary N. 66°14' W. 530.48 feet and N. 68°01' W. 345.95 feet to the mean water line of Sprague River; thence following downstream along the said mean water line of Sprague River as follows: S. 22°31' W. 131.9 feet; S. 38°49' W. 354.05 feet; S. 44°11' W. 176.05 feet and S. 57°23' W. 133.98 feet, more or less, to the point of beginning, containing 14.81 acres, more or less, and being in Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 22nd day
of Feb A.D., 19 95 at 3:41 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 3921

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Pauline Mullenbaker

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