

NA 02-22-95P03:41 RCVD

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95216

WARRANTY DEED

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Carl B. Thornton

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 19, Township 35 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 grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY AND EASEMENTS OF

RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION

AND/OR DRAINAGE

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15568.82

ⓐ 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 to do so 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, 19 95, 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.
Klamath Falls, Or. 97601 Coll. Dept.
Until requested otherwise send all tax statements to (Name, Address, Zip):
Brad Foote and Fred Guajardo
P.O. Box 1142
La Pine, Or. 97739

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 22nd day of Feb, 19 95, at 3:41 o'clock P.M., and recorded in book/reel/volume No. M95 on page 3926 and/or as fee/file/instrument/microfilm/reception No. 95216, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha C. Letach, County Clerk

NAME TITLE
By Douglas Mulender, Deputy.

Fee \$30.00