

95453

SPECIAL WARRANTY DEED

Vol 95 Page 4288

KNOW ALL MEN BY THESE PRESENTS, that Tim 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 hereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon described as follows, to-wit:

Lot 9, Block 7, Mountain Lakes Homesites, Tract No. 1017, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

R- 606-0170-04000-000

(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 defend with the grantee and grantee's heirs, successors and assigns that the real property is free from encumbrances created or suffered to be on 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 \$ 5257.43. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ☒ The sentence before in the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

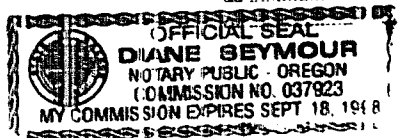
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17 day of February, 1995; if a corporate grantor, it has caused it 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 APPLICABLE 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 31.930

Randy L. Shaw Pres.
Tim Burr Inc., an Oregon Corporation

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on February 17, 1995,
by Tim Burr Inc. an Oregon Corporation, By Randy Shaw, President
This instrument was acknowledged before me on February 17, 1995,
by Carl B. Thornton



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	
422 Main St. Coll. Dept	
Klamath Falls, Or. 97602	
Until requested otherwise send all tax statements to (Name, Address, Zip)	
John Morav & Brenda Jean Hamers	
17602 Mountain Lakes Dr.	
Klamath Falls, Or. 97602	

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the 27th day of Feb, 1995, at 10:30 o'clock A.M., and recorded in book/reel/volume No. M95 on page 4288 and/or as fee/file/instrument/microfilm/reception No. 95453, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letach, County Clerk
NAME TITLE
By Daniel L. Williams, Deputy

FE: \$ 30.00