

WARRANTY DEED

24899 MS

KNOW ALL MEN BY THESE PRESENTS, That  
CARL B. THORNTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM W. MC PHERSON AND EMRIE ADELE MC PHERSON, HUSBAND AND WIFE OR THE SURVIVOR THEREOF, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

THE NE1/4 NE1/4 SW1/4 OF SECTION 31, TOWNSHIP 35 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Subject to: Trust Deed in the original amount of \$17,500.00, recorded 9/11/92 in Volume M92, page 20729, in favor of Wayne A. Wilcox and Betty Lou Gamegan, Beneficiaries

Grantees are NOT agreeing to assume nor pay the herein mentioned trust deed, and Grantor agrees to hold Grantees harmless therefrom.

## MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and apparent upon the land, if any, as the date of this deed

grantor will warrant and forever defend the said 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 \$ 10,000.00

~~However, the true and actual consideration for this transfer, stated in terms of dollars, is the whole/parts of the consideration and the symbol (The symbol is not applicable, should be deleted)~~

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

In Witness Whereof, the grantor has executed this instrument this 24th day of March, 19 95; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

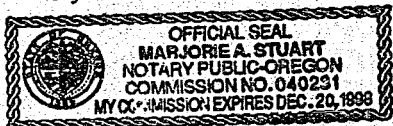
STATE OF OREGON,  
County of Klamath, ss.  
March 24, 19 95.

Personally appeared the above named  
CARL B. THORNTON

and acknowledged the foregoing instrument  
to be HIS voluntary act and deed.

Before me:

Notary Public for Oregon  
My commission expires 12-20-98



STATE OF OREGON, County of \_\_\_\_\_ ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

CARL B. THORNTON  
4212 Homedale Road  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

William W. Mc Pherson & Emrie Adele Mc Pherson  
13303 S.E. Oatfield Road  
Milwaukie, OR 97222  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
William W. Mc Pherson & Emrie Adele Mc Pherson  
13303 S.E. Oatfield Road  
Milwaukie, OR 97222  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
William W. Mc Pherson & Emrie Adele Mc Pherson  
13303 S.E. Oatfield Road  
Milwaukie, OR 97222  
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 24th day of March, 19 95, at 3:42 o'clock P M., and recorded in book M95 on page 7099 or as file/reel number 96905.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk  
Recording Officer  
FEE: \$30.00 by Syrette Herbig Deputy